



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 30, 2012

Pacific Charter School Development
316 W. 2nd Street, Suite 900
Los Angeles, CA 90012

**REGARDING: PROJECT NUMBER R2011-01275-(1)
CASE NUMBER RPP201101088
DISCRETIONARY DIRECTOR'S REVIEW FOR TRANSITIONAL PARKING &
REVISED EXHIBIT 'A' TO ZEC 8906 AND CUP 269
3650 E. 1st Street, East Los Angeles**

Dear Applicant:

The Regional Planning Commission, by its action of August 29, 2012, has denied the appeal and upheld the **APPROVAL** of the above-referenced discretionary Director's Review for Transitional Parking and Revised Exhibit 'A' to ZEC 8906 and CUP 269. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The Regional Planning Commission's decision on upholding this Director's Review and Approval is final. No further appeal on this is available.

Please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously. Failure to submit these documents and applicable fees will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Alice Wong of the Land Development Coordinating Center Section at (213) 974-6438 or e-mail at awong@planning.lacounty.gov. Our office hours are Monday, Tuesday, and Thursday from 7:30 a.m. to 5:30 p.m. and Wednesday from 8:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mark Herwick, AICP
Supervising Regional Planner
Land Development Coordinating Center (LDCC) Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

cc: Regional Planning Commission; DPW (Building and Safety); Zoning Enforcement
MH:aw

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJECT NUMBER R2011-01275

Appeal of Approval of Discretionary Director's Review RPP 201101088

PROJECT DESCRIPTION

Pacific Charter School Development requests to establish, operate and maintain a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site. Development consists of one 2-story building of 24,786 square feet in floor area located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone pursuant to Los Angeles County Code Section 22.20.190. The southern-most 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

REQUEST

The appellant, Ms. Ofelia Esparza, is appealing the approval of this request by the Director of Regional Planning for a Director's Review of RPP 201101088 for transitional parking associated with the construction of the charter middle school and Condition of Approval #19b associated with the demolition of a commercial building and the partial demolition of another commercial building, as described above.

REGIONAL PLANNING COMMISSION HEARING DATE: August 29, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

A duly noticed public hearing was held on August 29, 2012 before the Regional Planning Commission. Commissioners Valadez, Louie, Helsley, Pedersen, and Modugno were present when the public hearing convened. Commissioner Modugno recused himself before the conclusion of the hearing.

The appellant's representative, Ms. Irma Nunez, and her lawyer, Ms. Susan Brandt-Hawley, presented testimony in support of the appeal and answered questions presented by the Commission. During the public comment period, the appellant Ms. Ofelia Esparza provided testimony in support of the appeal.

Nineteen people also spoke in support of the appeal of the Director's approval citing concerns of the preservation of the murals on the adjacent building, traffic congestion in the neighborhood, the lack of a recreation room/gym on the floor plan, and the need for an EIR for the project.

One person spoke in support of the Director's approval indicating that she represents the parents of the students who will be attending the school and they would like to see the middle

school built soon for the benefit of the students and community. Approximately 20 people stood up to show the Commission their support of her testimony. Ten additional people filled out speaker cards in favor of the Director's approval but did not testify.

The applicant Pacific Charter School Development (PCSD)'s representative, Mr. Eli Kennedy, and PCSD's attorney, Mr. Alex DeGood, testified on their support of the Director's approval and answered the Commission's and public's concerns about a potential high school project that may be submitted and the ownership arrangement between PCSD and an adjacent property owner. They further clarified the action before the Commission today and that a completed traffic study indicated that the project would not create any significant traffic impacts.

The appellant's attorney provided a rebuttal and indicated that her client supports a school project but that the County should require an EIR for the project.

Commissioner Louie asked County Counsel if the decision to pursue a Negative Declaration per CEQA provisions for this project was still appropriate. County Counsel answered to the affirmative.

After the testimonies, public comments, and rebuttal, Commissioner Valadez moved that the case be approved with an amendment to Condition #19 as presented by Staff, indicating the school is needed for the neighborhood; that the Commission stands behind County Counsel's determination on the CEQA determination; and thanked the community for coming out to hear the case and uniting to support a resource that they treasure in the East Los Angeles community. Commissioner Valadez indicated that the types of rooms on the floor plan required by the State Education Code are not within the County's purview. She asked staff to include all speaker cards into the case folder for future correspondence. Commissioner Helsley seconded the motion. Commissioners Valadez, Helsley, Pedersen and Louie voted in favor of the motion. Commissioner Modugno recused himself before the vote at the hearing. The Commission closed the public hearing, denying the appeal and upholding the Director's approval of RPP 201101088, subject to an amendment to the previous Condition #19.

FINDINGS

1. The subject property is located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). The subject site is bounded by Townsend Avenue to the west, 1st Street to the north, and Rowan Avenue to the east. The project site is approximately 1.27 acres in size and is comprised of eight parcels (APNs 5232-016-005, -007 thru -010, and -034 thru -036).
2. The case history of approvals at the project site is as follows: In 1938, Zoning Case 341 allowed for the additions to a store fronting First Street. Then, in 1951, Zoning Exception Case (ZEC643) approved a new market and associated refrigeration unit at an existing site with a department store at the northwest corner and the use of the R-2 zoned parcels (-007, -008, and -036) for parking. Subsequently, the parking lot was expanded by the approval of ZEC2082 in 1955 (inclusion of parcels -007, -008, -009, -035, and -036);

ZEC8446 in 1967 (the inclusion of the use of parcel 5232-017-007, which is located across the street on Townsend Avenue); ZEC8906 in 1968 (parcel -034); and Conditional Use Permit case CUP269 in 1973 (parcel -010). The adoption in 1974 of Zone Change ZC6038 by Ordinance 10886 changed the zoning of parcels -007 and a portion of -045 from R-2 (Two-Family Residential) to C-3 (Unlimited Commercial). Variance case VAR245 approved in 1974 allowed for a two-story addition of 4,564 square feet to the rear of the shoe store on parcels -007 and -004 that exceeds 50% of the lot coverage.

3. This middle school development does not include parcel -045. No demolition is allowed to the existing building on parcel -045.
4. The parking lot must sufficiently serve the proposed middle school and the existing non-conforming retail development, due to parking standards, as previously approved by the above mentioned cases until subsequent applications are submitted and approved for any modifications.
5. The proposed middle school will have regular instruction hours Monday through Friday from 7:30 a.m. to 3:30 p.m. Limited afterschool programs for tutoring and enrichment will be offered during the hours of 3:30 p.m. to 6:00 p.m. on weekdays and may occasionally extend into Saturday between 8:00 a.m. and 12:00 noon. Special events, such as parent conferences and graduation, may take place on campus, averaging two events per month.
6. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of quality of traffic such use would generate, and by other public and private service facilities as requested because it is located in an already developed area with established infrastructure. The project site is approximately 1.27 acres in size. The existing parking lot will be redesigned to incorporate required landscaping, the restriping of parking spaces, the inclusion of a drop-off/pick-up area, and a change in internal circulation. A one-way circulation within the parking lot is proposed with access to the site from Rowan Avenue and exit onto Townsend Avenue.
7. The floor area of the 2-story school building totals 24,786 square feet which includes classrooms, administrative offices, storage rooms, a utility room, a conference room, and restrooms. No recreational athletic fields, sports gymnasiums, or multipurpose buildings are proposed as physical activity is not part of the middle school's curriculum. No utilization of local public park facilities is proposed to serve this purpose.
8. An existing residential neighborhood exists south of the subject site. In order to eliminate or minimize the disruption, any exterior lighting shall be directed away or shielded from the residential neighborhood.
9. The portion where the school building is to be located is designated Categories MC-Major Commercial and the portion where the parking is located is designated LMD-Low/Medium

Density Residential (17 dwelling units per acre) within the East Los Angeles Community Plan ("Community Plan").

The middle school building is to be located within the MC land use designation which is consistent with the zoning designation of C-3 (Unlimited Commercial) and corresponds to the adjacent commercial development fronting 1st Street. The project site is surrounded by commercial designations and developments directly to the east, north, and west. Accredited schools through grade 12, which offer instruction required to be taught to the public schools by the Education Code of the state of California, are a permitted use within the C-3 zone.

The parking lot is to be located within the LMD land use designation which corresponds to the suburban type of residential development common in the area. The purpose of this category is to maintain existing single-family neighborhoods and ensure the continuation of the low to medium intensity residential nature of the neighborhoods with this designation. The project site was intended for development with a use that would be consistent in character and be compatible with the residential development in the area. The project site is surrounded by single-family residences to the south and southwest. The proposal is for a new parking lot that would replace the existing parking lot. The parking area is not proposed to expand.

10. The project is also governed by the East Los Angeles Community Standards District (CSD) which ensures that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community. As stated in the Community Plan, two of the goals are *"to promote more efficient delivery of services, such as health, public safety, education, etc."* and *"to bring the policies and values of the educational system into greater consistency with the needs and aspirations of the community"*. The establishment and maintenance of a middle school ensures the essential delivery of educational services for the youth within the neighborhood and ensures achievement of the land use policy to *"maintain and enhance the quality of healthy and stable residential neighborhoods."*
11. The Community Plan policies mention that *"homes should be screened from business areas using walls and landscaping or by developing buffer uses such as parking lots"* and that the goal is to *"encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas"*. An existing wall between the proposed parking lot and the residential lots to the south will be kept. The proposed parking lot simply replaces the existing parking lot consisting of the restriping of spaces, addition of landscaping, and change in circulation pattern. There will not be an expansion of the existing parking area.
12. The development of transitional parking to serve the needs of the proposed middle school is compatible with the Community Plan's circulation and transportation policy that *"require new commercial development to provide parking which is designed to be compatible with adjoining businesses and residences, and meet strict development standards."* The

middle school building and associated parking lot meets the standards specified in the Los Angeles County Zoning Code.

13. Pursuant to Section 22.28.220 and 22.44.118 of the County Code, front, side and rear yards shall be provided as required in Zone C-3 for the middle school building. The following development standards apply:

a. Height

The maximum height shall be 40 feet. The middle school building is proposed not to exceed a height of 32 feet.

b. Yard requirements

There are no yard setback requirements for buildings within the C-3 zone. The building is proposed at 0 feet setback from 1st Street.

c. Parking

Parking for the middle school shall be provided as required by Section 22.52.1200 of the County Code. This section requires one automobile space for each classroom. There are 20 classrooms proposed within the middle school. The proposed site plan depicts 67 parking spaces. Per the American Disabilities Act, three of these parking spaces must be handicap accessible and one of these spaces must be van accessible. The application meets these requirements.

14. Pursuant to Section 22.20.210 and 22.20.220 of the County Code, front and side yards shall be provided as required in Zone R-2 for the parking lot associated with the middle school. The following development standards apply:

a. Height

The height of proposed fences, gates, and walls shall not exceed 3.5 feet in the front yard and 6 feet in the side yard. This requirement is met.

b. Yard requirements

Front Yards - Each lot or parcel of land shall have a front yard of not less than 20 feet in depth. The proposed parking lot is proposed to have a landscaped setback of 20 feet fronting Townsend Avenue and Rowan Avenue.

Interior Side Yards - Each lot or parcel of land shall have interior side yards of not less than 5 feet. A 10 side yard setback is proposed.

Rear Yards - There is not a rear yard on this property.

c. Parking

Pursuant to 22.20.190, transitional parking within R-2 is allowed if the area used for parking adjoins property in Zone C-3; and

1. That parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial zone; and

2. That an area developed with parking shall have direct vehicular access to an improved public street; and
 3. That the lot developed with parking including access, shall have a side lot line adjoining for a distance of not less than 50 feet, from property in the qualifying commercial zone; and
 4. That the side lot line of the lot developed with parking shall not exceed the length of the lot line common to said zone; and
 5. That any remaining portion of a lot of land developed with parking shall contain not less than the required area or width; and
 6. That parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided; and
 7. That parking shall be limited to motor vehicle parking lots exclusively, but shall exclude vehicles over two tons rated capacity; and
 8. That a site plan which shows compliance with provisions of the Los Angeles County Zoning Code is submitted to the Director. Any modifications require a separate approval.
15. Pursuant to the provisions of Section 22.60.240 AND 22.60.174 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and posting on the Regional Planning website on July 16, 2012.
 16. Not to exceed 90% of the net area be occupied by buildings, with a minimum of 10% of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.
 17. The project has been determined to not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The middle school use would be compatible with the current land uses and would not cause any additional impact to the neighborhood.
 18. The Department of Regional Planning prepared a Negative Declaration pursuant to under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design will have less than significant impacts. The Notice of Intent to Adopt the Negative Declaration was provided to the public on February 28, 2012, consistent with the provisions of Section 15072 of the CEQA Guidelines. No public comments were received during the 20-day comment period.

19. The location of the documents and other materials constituting the record of proceedings upon which the Director's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Development Coordinating Center Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Director's Review as set forth in Section 22.56.1690 of Title 22.

REGIONAL PLANNING COMMISSION ACTION:

- 1. This project has been determined to require a Negative Declaration under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
- 2. In view of the findings of fact presented above, the appeal of the Director of Regional Planning's decision to approve Director's Review Case No. RPP 201101088/Project No. R2011-01275 is **DENIED**, and therefore, the decision approving RPP 201101088 is **UPHELD**, subject to the amendment of Condition #19 with the final version as presented in the final Conditions.

c: Each Commissioner, Zoning Enforcement

VOTE

Concurring: Valadez, Helsley, Pederson, and Louie

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: August 29, 2012

MH:aw
8/30/12

The applicant, Pacific Charter School Development, proposes the establishment, operation and maintenance of a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). Development will consist of one 2-story building located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone. The southernmost 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. This grant is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 10.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of

the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner. Any modifications to this grant, including but not limited to transitional parking, require the submittal and approval of a separate and new application.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date the Director's action becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections shall be unannounced.
10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in

compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the applicable fee is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the County Code and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the preceding that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Works.
16. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Health.
17. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated March 14, 2012, except as otherwise required by said Department.
18. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Parks and Recreation memorandum dated March 29, 2012, except as otherwise required by said Department.

19. This approval authorizes the demolition of the commercial building located on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 East 1st Street (APNs 5232-016-004 and 5232-016-007) ("3640 Building") as required for the project and as depicted on the Demolition Plan. Upon demolition of the portion of the 3640 Building necessary to undertake the project, the applicant shall temporarily secure and shore the remaining portion of the 3640 Building. Within three months of the issuance of the Certificate of Occupancy for the project by the Building & Safety Division of the Department of Public Works, the applicant shall fully repair the shored area and complete construction of permanent code-compliant walls to replace any temporary shoring and/or temporary walls.
20. The owner has recorded a "Covenant and Agreement to Hold Property as One Parcel" with Los Angeles County Recorder's Office for the project. Any changes to the lot tie would require a modification of the recorded covenant.
21. This grant allows for the establishment, operation and maintenance of a middle school as depicted on the approved Exhibit "A", subject to the following conditions:
 - a) The 2-story middle school building contains a total floor area of 24,786 square feet.
 - b) This grant allows for transitional parking within 100 feet from the zone boundary of R-2 and C-3, in so far as, the development follows these Findings & Conditions.
 - c) This grant allows for a revised exhibit "A" to land use cases ZEC8906 and CUP269 for the southern 50 feet of the parking lot.
 - d) The permittee shall maintain the property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises under which the permittee has control.
 - e) County Code requires 20 parking spaces be provided as one is required per each classroom at the middle school and be located within 500 feet. The property is proposed to provide 67 parking spaces. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for any unauthorized use. All required parking spaces shall be kept clear and open for guests and staff. Student parking is prohibited, per application.
 - f) Until such time as an application is submitted and approved to modify the existing retail building to the west of the proposed middle school, sufficient parking must also be provided for this non-conforming retail building due to parking standards. The original building was built prior to 1951 with no

specific parking requirements. An addition of 4,564 square feet, including a second story, was added to the back of the shoe store in 1974. An ordinance of 1958 required retail parking to be at 1 parking space per 400 square feet.

- g) Since the middle school does not propose a physical education curriculum and Parks and Recreation has indicated that their public park facilities in the area are limited, use of any public park facilities is not authorized by this grant.
- h) All external lighting shall be directed away from and shielded from adjacent residences. No athletic field lighting is proposed as there will not be any athletic fields.
- i) The height of fences in residential zones shall not exceed 3.5 feet in the front yard and 6 feet in the side yard.
- j) The project must comply with applicable provisions of the Green Building ordinances.
- k) Each standard parking space must have the dimensions 8.5 feet in width by 18 feet in length. The required backup space is 26 feet.
- l) No more than 40% of parking spaces may be compact spaces. Each compact parking space must have the dimensions 8 feet width by 15 feet length. The required backup is 23 feet.
- m) The onsite drop-off/pick-up area is approved as depicted on the exhibit "A" and must also be approved by Building & Safety and Public Works.
- n) Parking spaces and parking lot must be in compliance with the American Disability Act (ADA) requirements as implemented by Building & Safety.
- o) No oak trees are indicated to be present on the property. This approval does not grant any impact on oak trees.
- p) No substantial grading & import and export are proposed. Any grading must be in accordance to a grading permit issued and required by Public Works and Building & Safety.
- q) Two wall signs, each of 33 square feet, are approved as depicted on the exhibit "A". Wall signage cannot project more than 18 inches from the building wall to which it is attached.
- r) One building identification sign, containing the business address number, is approved as depicted on the exhibit "A". This sign shall not exceed 6 square

feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign.

- s) All signs may be internally or externally lighted; shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices; and shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.
22. The East Los Angeles Community Standards District (CSD) requirements must also be complied with:
- a) Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least 5 feet in width. An 11-foot landscaped strip is to be provided between the proposed parking lot and residentially-zoned properties to the south.
 - b) Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally space along the buffer strip. Permanent irrigation systems shall be required and maintained in good working order.
 - c) A solid masonry wall not less than 5 feet high nor more than 6 feet in height shall be provided along the side property lines.
23. Approvals from all other County departments may be needed before the issuance of building permits by Building & Safety.

MC:MH:aw
8/30/12



Los Angeles County Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 29, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Alice Wong 
Senior Regional Planner, Land Development Coordinating Center

SUBJECT: Additional Correspondence
Discretionary Director's Review of RPP 201101088
Project Number: R2011-01275-(1)
Case: RPP 201101088-(1)
RPC Meeting: 08/29/12
Agenda Item: 6

Commissioners, attached please find additional correspondence of a letter submitted by Mr. Alex DeGood of Jeffer Mangels Butler & Mitchell LLP, representing the project applicant, on August 28, 2012 regarding Item No. 6 on your agenda for August 29, 2012.

AW



Jeffer Mangels
Butler & Mitchell LLP

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August 28, 2012

VIA EMAIL AND HAND DELIVERY

Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Re: R2011-01275-(1) - Pacific Charter Middle School

Hearing Date: August 29, 2012

Dear Chair Pedersen and Members of the Commission:

This office represents Pacific Charter School Development ("PCSD"), the applicant in the above-referenced case. PCSD is a non-profit real estate development organization that finds, acquires, finances, and builds low cost facilities for high quality charter schools. Focused on neighborhoods with chronically overcrowded and underperforming schools, PCSD projects allow constituent charter schools to concentrate on classroom instruction rather than real estate development.

The appeal ("Appeal") before you, citing no evidence whatsoever, seeks to overturn a simple, straightforward Director's Review that would permit PCSD to renovate and use an already-existing parking lot as the parking lot for its planned middle school (the "Project"). As detailed below, the appellants point to nothing that could form the basis for the Commission to overturn the Director's thorough and well-founded decision. Instead, Appellants attempt to make the hearing about something not before this Commission; namely, several murals on an adjacent building that are in no way implicated or affected by the Project. Further, given that the condition of approval language Appellants focus on has since been modified to make clear that Project cannot impact the murals, Appellants' arguments are completely moot.

I. PROJECT BACKGROUND

PCSD plans to demolish an older commercial structure and construct a middle school at 3650 E. 1st Street (the "Project site") in East Los Angeles that will serve 450 students.

The school construction requires no discretionary approval, as the C-3 zone permits schools by right. However, the existing parking lot (which has been in use for many years) behind the existing commercial structure is in the R-2 zone. Using the existing parking lot for the middle school therefore requires Director's Review approval for parking in an R-2 zone within 100 feet of an adjacent C-3 zone.

Next door to the middle school site is another commercial building at 3640 E. 1st Street that contains the murals referenced by appellants. PCSD does not own this adjacent site, nor will the middle school be located on it. Appellants apparently fear that, in conjunction with a potential high school project that may be carried out by the adjacent site's property owner, the building on the adjacent site will be torn down without properly analyzing the historic status (if any) of the murals. Such contentions have nothing to do with the Project. The Project only concerns the construction of the middle school and the use of the parking lot. The Project will not, and indeed legally cannot, tear down the adjacent structure or impact the murals thereon, as explained further below.

II. APPELLANTS' CEQA CONTENTIONS ARE WITHOUT MERIT

The only substantive issue raised in the appeal concerns the language in what was Project condition of approval No. 19(b). Condition No. 19 concerns the Project's temporary partial demolition and shoring of the commercial building on the adjacent site. Because the middle school site and the adjacent commercial building are in such close proximity, PCSD cannot construct the middle school without demolition of a portion of the wall of the adjacent structure next to the PCSD site¹. During school construction, PCSD will shore the adjacent structure. Upon completion of the middle school, PCSD must then return the adjacent structure to its original status.

Originally, condition No. 19 used standard Building & Safety language to state that after completion of the Project, PCSD must either return the adjacent structure to code compliant status, or apply for a demolition permit to demolish the structure. This condition made sense, because Building & Safety concerns itself with structural safety, and therefore requires either a code compliant structure, or requires that a structure is demolished. Appellants, however, have seized on this standard language to assert that the Project would result in the demolition of the adjacent structure and with it, the murals, and that such demolition was not subject to environmental review.

The Project never envisioned the demolition of the adjacent structure. Indeed, condition of approval No. 3 makes this clear, stating "The middle school development does not include parcels 5232-016-004 and -045. No demolition is allowed to the existing building on parcel -045 [the adjacent parcel]." [Emphasis added.] Nonetheless, because the language of condition No. 19 apparently created some confusion about the scope of the Project, the Department of Regional Planning has modified the language to make clear that the Project is no

¹ This small portion of the wall does not contain any murals.

way authorizes the permanent demolition of the adjacent structure, and that upon completion of the middle school, PCSD must rebuild the adjacent structure's partially demolished wall to satisfaction of Building & Safety. As such, the Project will not impact the murals on the adjacent structure in any fashion, and in fact is legally prohibited from doing so.

The Project's environmental review studied all Project facets and potential environmental impacts. The Project's Initial Study correctly studied the whole of the action, including middle school construction, even though such construction requires no discretionary approval. The Initial Study clearly states that the Project "includes...the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street[.]" As such, there are no potential impacts that the Project's environmental review did not study.

Given the modification of condition No. 19 to make clear that the Project does not and cannot involve the demolition of the adjacent structure, the appellants' entire argument is moot. In an August 15, 2012 letter Appellants' counsel focuses on (now eliminated) condition No. 19(b) and then asserts that the Project's environmental analysis has "unlawfully segmented and piecemealed analysis" of potential impacts to the murals. Again, the Project creates no impacts on the murals, and thus the Project's analysis fully studied all potential Project impacts.

Any assertion that the Project's environmental review should somehow study the potential construction of a high school on the adjacent site does not withstand scrutiny. As noted above, PCSD does not own the adjacent site. A organization called Alliance for College-Ready Public Schools owns the site, and is seeking public funding for a high school. PCSD builds schools with private funding, and cannot legally receive public funds. The middle school and high school projects are completely independent, with separate owners and funding. Further, and most important for CEQA purposes, when projects can operate independently, there is no requirement that one project study the potential impacts of the other. *See Laurel Heights Improvement Assn. v. Regents of the Univ. of Calif.*, 47 Cal. 3d 376, 396 (1988) [Environmental analysis must include another action only if "(1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects."] The potential high school project is not a consequence of the middle school project; it could go forward (or not) regardless of the middle school construction. In addition, the high school project will in no way change the scope or nature of the middle school project.

III. APPELLANTS DO NOT ADDRESS THE DIRECTOR'S REVIEW APPROVAL, AND THEREFORE THE COMMISSION CANNOT GRANT THE APPEAL

The Appellants offer no comment, let alone argument regarding the clear evidence in the record supporting the Director's Review approval. The Director's Review outlines, in great detail, why the Project is in conformance with the zoning code and all applicable development standards, is designed to avoid traffic congestion, protect public health and welfare, prevent adverse effects on neighboring property and provide a functional design. There is no evidence in the record that any of the findings of the Director's Review are incorrect

Curt Pedersen, Chair
August 28, 2012
Page 4

or unsupported, and as such, the approval meets the applicable legal standard. *See Topanga Ass'n for a Scenic Community v. County of Los Angeles*, 11 Cal. 3d 506 (1974); *Kuhn v. Department of General Services*, Cal. App. 4th 1627 (1994).

Given that the only evidence in the record supports the Director's Review, the Commission must deny the appeal and uphold the Director's Review approval. I urge the Commission to support a much-needed middle school for the community and deny an appeal that is wholly absent legal merit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex DeGood', written in a cursive style.

ALEX DEGOOD of
Jeffer Mangels Butler & Mitchell LLP

cc: Benjamin M. Reznik, Esq.
Alice Wong, Senior Regional Planner
Nicole Englund, Director of Transportation and Planning, Office of Supervisor Gloria Molina



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 29, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Alice Wong 
Senior Regional Planner, Land Development Coordinating Center

SUBJECT: Department's Revision to Condition #19
Discretionary Director's Review of RPP 201101088
Project Number: R2011-01275-(1)
Case: RPP 201101088-(1)
RPC Meeting: 08/29/12
Agenda Item: 6

Attached please find the department's proposed change to the language of Condition of Approval #19 pertaining to the above mentioned item on your agenda.

AW

Current draft condition #19:

19. This approval includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-west corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. The applicant is proposing to temporarily secure and shore the remaining part of the structure. Issuance of the Certificate of Occupancy for this project by Building & Safety is contingent upon the applicant implementing within three months of the completion of this project one of the two options described below:
 - a) Fully repair the shored area and obtain permits from Building & Safety to construct permanent code compliant walls to replace the temporary walls, or
 - b) Demolish the remaining building by obtaining a demolition permit from Department of Public Works Building & Safety Division (Building & Safety).

Proposed Condition #19:

19. This approval authorizes the demolition of the commercial building located on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 East 1st Street (APNs 5232-016-004 and 5232-016-007) ("3640 Building") as required for the project and as depicted on the Demolition Plan. Upon demolition of the portion of the 3640 Building necessary to undertake the project, the applicant shall temporarily secure and shore the remaining portion of the 3640 Building. Within three months of the issuance of the Certificate of Occupancy for the project by the Building & Safety Division of the Department of Public Works, the applicant shall fully repair the shored area and complete construction of permanent code-compliant walls to replace any temporary shoring and/or temporary walls.



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 23, 2012

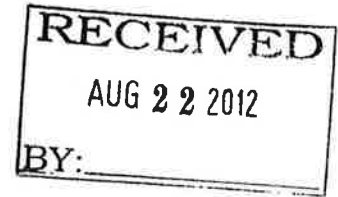
TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Alice Wong 
Senior Regional Planner, Land Development Coordinating Center

SUBJECT: Additional Correspondence
Discretionary Director's Review of RPP 201101088
Project Number: R2011-01275-(1)
Case: RPP 201101088-(1)
RPC Meeting: 08/29/12
Agenda Item: 6

Commissioners, attached please find additional correspondence including 4 additional pages of signature petition and a letter from the Los Angeles Conservancy submitted by the appellant on August 22, 2012 regarding Item No. 6 on your agenda for August 29, 2012. Please contact our office at (213) 974-6470 for any questions.

AW



August 22, 2012

Honorable Curt Pederson, Chair
County of Los Angeles Regional Planning Commission
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

**Re: Pacific Charter School Development 1, 3650 East First Street,
Project R2011-01275**

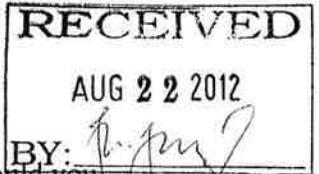
Dear Chair Pederson and Honorable Commissioners:

On behalf of the Los Angeles Conservancy, I am writing in support of the Save The First Street Store Building Coalition's appeal of the Pacific Charter School Development project R2011-01275 and the need to prepare an environmental impact report (EIR). The project at 3650 East First Street in East Los Angeles contemplates demolition of the adjacent First Street Store Building at 3640 East First Street, which several scholars, community advocates and the Conservancy find to be historically significant.

The First Street Store building at 3640 East First Street, which housed East Los Angeles' only major department store from 1924 to 2007, is culturally and architecturally significant. Fine artist Don Juan/Johnny D. González designed the project concept and theme for The First Street Store building's prominent 1974 redesign, with architectural plans prepared by architect Raymond A. Stockdale, A.I.A. The redesign introduced architectural elements, including vertical piers patterned after the buttresses of Mission San Gabriel along with Mission-inspired arches. It also incorporated integrated art in the form of a site-specific, 18-panel polyptych mural entitled "A Story of Our Struggle," with each panel of ceramic tiles illustrating a particular aspect of Chicano history arranged in sequential order across the upper façade along First Street and also Townsend Avenue. In addition to designing the project concept and theme, González also contributed to the mural design for the 18 panel mural "A Story of Our Struggle," for which he collaborated with local artists David Botello and Robert Arenivar. Mexican artist Joel Suro Oliveros created and installed the ceramic tiles.

As redesigned, The First Street Store building served the dual purpose of neighborhood beautification and as a visual history and celebration of Chicano heritage. Based on its historical significance, the Conservancy believes The First Street Store Building is eligible for listing in the California Register of Historical Resources under criterion 1 for its association with the broad patterns of greater Los Angeles' cultural heritage.

Accordingly, the Conservancy urges the Regional Planning Commission to grant the appeal and require the preparation of an EIR for the Charter School project. Please do



not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local membership-based historic preservation organization in the United States, with nearly 7,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Director of Advocacy

AYUDA SALVAR La Tienda de La Primera de la demolición

"La Historia de Nuestra Lucha"

(aka "Una Historia de Nuestra Lucha")

Don Juan aka Johnny D. González
(concepto de proyecto y temática,
1970-1974 diseño arquitectónico y del mural)

David Botello y Robert Arenivar (1974 diseño del mural)

Raymond A. Stockdale, AIA (1973-1974 arquitecto)

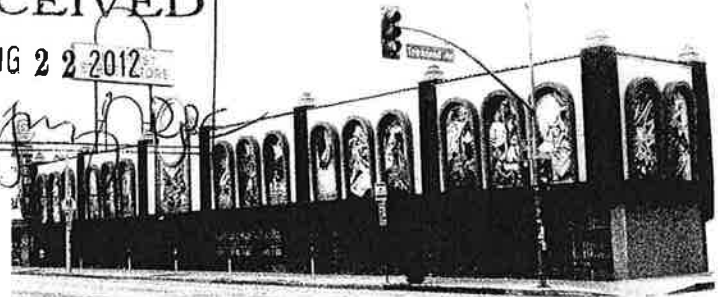
Joel Suro Olivares (1973 cerámica)

3640 East First Street, East Los Angeles, CA 90063

RECEIVED

AUG 22 2012

BY:



Desde 1924, La Tienda de la Calle Primera (The First Street Store) ha servido como un símbolo de orgullo e independencia económica para la comunidad ya que generaciones de las familias del Este de Los Ángeles se reunían en éste lugar que una vez florecía. "La Historia de Nuestra Lucha" es un mural de azulejos de 18 paneles, situado en la fachada de la tienda. Sigue de pie hoy en día, después de 38 años, como nuestro más grande Monumento de Patrimonio Cultural del Este de Los Ángeles. Simboliza el orgullo y el valor de nuestros países de México y de los Estados Unidos y de la comunidad Chicana. La Tienda de la Calle Primera, su mural, y el Movimiento del Mural Chicano del Este de Los Ángeles han recibido la aclamación mundial de los medios en 1975 en la revista Time, y otra vez en el período 2011-2012 como parte de la exposición del Museo Fowler UCLA, "La Cartografía del Otro LA: El Movimiento del Arte Chicano," comisariada por la UCLA Chicano Studies Research Center, y presentado en el catálogo "L.A. Xicano" como parte de la iniciativa "Hora Estándar del Pacífico" de la Fundación Getty.

Nosotros, los abajo firmantes, mantenemos firmes de que La Tienda de La Calle Primera y su mural de la fachada, "La Historia de Nuestra Lucha," debe ser preservada, como sigue de pie hoy en día, como un catalizador importante para la revitalización de nuestra querida comunidad del Este de Los Ángeles, generando esperanza e inspiración para nuestra juventud, las familias, la comunidad, los educadores, los comerciantes, los artistas, los defensores del arte y los que apoyen a través de todo el condado, al mismo tiempo atrayendo turistas nacionales e internacionales y sirviendo de base para el crecimiento económico de nuestra comunidad que sigue luchando.

Nombre (letra de molde):	Firma:	Domicilio y Código Postal (letra de molde):	Teléfono o E-Mail
Jose Cordova	[Signature]	3868 Cesar Chavez Ave	(323) 261-889
Darwin Solano	[Signature]	4905 N. Main St	(323) 261-9972
Alfonso Perez	[Signature]	4888 Recond N	(323) 269-2125
Martín Hernández	[Signature]	1385 Rollins Dr	(323) 261-9121
Heriberto Yanez	[Signature]	323 261-0943	
Fidel Romero	[Signature]	323-630-9570	
Carla Lopez	[Signature]	(323) 262-5050	400 N. Main St
Alisa Perez	[Signature]	(323) 980-9784	3006 N. Main St
Ivan Rosales	[Signature]	(323) 269-3547	
Rosa Cordova	[Signature]	(323) 269-5128	
Yessenia Patricia	[Signature]	(323) 519-0347	437 S. McBride Ave
Enrique Medina	[Signature]	4506 E 1st street	490-5806
John Santillan	[Signature]	3868 Cesar Chavez	

SAVE the historic First Street Store bldg. from Demolition

"The Story of Our Struggle" (aka "A Story of Our Struggle")

Don Juan aka Johnny D. González
(project concept & theme,
1970-1974 original architectural redesign & mural design)

David Botello & Robert Arenivar (1974 mural design)

Raymond A. Stockdale, AIA (1973-1974 architect)

Joel Suro Olivares (1974 ceramics)

3640 East First Street, East Los Angeles, CA 90063

RECEIVED

AUG 22 2012



Since 1924, **The First Street Store** has served as an iconic symbol of community pride and economic independence in this once thriving gathering place for generations of East L.A. families. This culturally significant building, with its site-specific, 18-panel tile mural entitled "**The Story of Our Struggle**," stands today as **East L.A.'s largest Cultural Heritage Landmark**, symbolizing the value of our Mexican-American and Chicano community. The almost 90 year old First Street Store building, with its integrated mural, and the East L.A. Chicano Mural Movement have received worldwide media acclaim in 1975 in *Time Magazine* and again in 2011-12 as part of the UCLA Fowler Museum exhibition "*Mapping Another L.A.: The Chicano Art Movement*" curated by the UCLA Chicano Studies Research Center and featured in a catalog *L.A. Xicano* as part of the Getty Foundation initiative "*Pacific Standard Time*."

We the undersigned stand firm that The First Street Store building must be preserved as a community resource for future generations. It can be adaptively reused and become a major catalyst for the revitalization of our beloved community of East L.A. by generating hope and inspiration for our youth, families, community, educators, merchants, artists, art advocates and countywide supporters while attracting national and international tourists and serving as the foundation for economic growth in our struggling community.

PRINT Name	WRITE Signature:	PRINT Address & Zip Code	PRINT Phone or E-Mail
x Eva Hernandez	Eva Hernandez	449 N. Record	(323) 239 2119
Vidal Lopez	Vidal Lopez	606 S. Record Ave	323-264-6143
Sergio H. Robledo	Sergio H. Robledo	3844 Cesar E. Chavez	Robledo, 5870 Hotmail
Tessa Lopez	Tessa Lopez	2853 E. Cincinnati St.	323) 808-7222
Ernesto Garcia	Ernesto Garcia	810 North Gage Ave	323 774-7787
Rosa Enomby Ylandia Baez	Rosa Enomby Ylandia Baez	711 N Record Ave LA	322 2684509
Yania Cordova	Yania Cordova	437 S. McBride Ave	Dmjcordova@aol.com
Diana Cordova	Diana Cordova	437 S. McBride Ave	(323) 806-4552
Nidia Alcaraz	Nidia Alcaraz	1385 N. Rollins dr	(323) 540-1001
Martin Alcaraz	Martin Alcaraz	1385 N. Rollins dr.	(323) 605-4445
Manuel Alcaraz	Manuel A	1385 N. Rollins dr	(323) 540-1001
Zenaida Mellano	Zenaida Mellano	147 Sur cornelitas	(323) 674 7800
GUADALUPE PEREZ	Guadalupe Perez	515 BELDEN AVE L A CA 90022	323) 447-7229
WILLIAM MITCHELL	William Mitchell	515 BELDEN AVE LA 90022	323) 447-7229
MARIA L. Acuna	Maria L. Acuna	515 BELDEN AVE LA 90022	323) 887-4021

This effort is made possible by the Support of the **Mural Conservancy of Los Angeles (MCLA)**, www.muralconservancy.org.
See the MCLA Facebook page at www.facebook.com/muralconservancy.

Photo by Irma Beserra Núñez

AYUDA SALVAR La Tienda de La Primera de la demolición

"La Historia de Nuestra Lucha"

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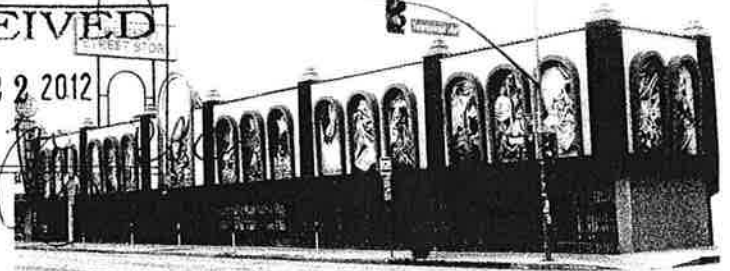
3640 East First Street, East Los Angeles, CA 90063

ESTRUCTURA O MURALES

RECEIVED

AUG 22 2012

BY:



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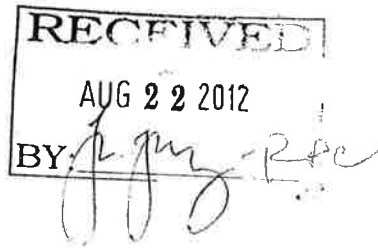
Nombre (letra de molde):	Firma:	Domicilio y Código Postal (letra de molde):	Teléfono o E-Mail
Luis GONZALEZ	<i>Luis Gonzalez</i>	1324 Volney Dr. L.A.	323-228-6320
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JOSE LUIS GONZALEZ	<i>JOSE LUIS GONZALEZ</i>	13852 N. ...	(323) 269-5128
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Emilio Zamora	<i>Emilio Zamora</i>	909 3031 N. Record 90063	909-272-6252
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Fernando Robles	<i>Fernando Robles</i>	1326 Volney Dr. L.A.	323-226-6120
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Monoi	<i>Monoi</i>	223 S. 14th 23-15	323-514-2315
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Maria Elena	<i>Maria Elena</i>	922 N. Gifford.	(323) 806-4552
Bertha Lopez	<i>Bertha Lopez</i>	3864 Cesar Chavez	(323) 817-9724

Este esfuerzo es posible gracias al apoyo del Mural Conservancy of Los Angeles (MCLA), www.muralconservancy.org. Vea la página de MCLA Facebook en www.facebook.com/muralconservancy y haga clic en "Muro".

Foto de Irma Beserra Núñez

Help Save the First Street Store Murals From Demolition

The Story of Our Struggle (1974) by Don Juan/Johnny D. Gonzalez, David Botello, Robert Arenivar, Jose Luis Gonzalez and Joel Suro Olivares



Located at 3640 East First Street, East Los Angeles, CA 90063

"*The Story of Our Struggle*" is a 38 year old 18-panel Tile Mural located on the Facade of *The First Street Store*, standing today as our largest *East Los Angeles Cultural Heritage Landmark*, symbolizing the pride and value of our Mexican-American and Chicano community. This mural, The First Street Store and the East LA Chicano Mural Movement have received worldwide media acclaim in 1975 in *Time Magazine* and again in 2011-12 as part of the UCLA Fowler Museum exhibition "*Mapping Another L.A.: The Chicano Art Movement*" curated by the UCLA Chicano Studies Research Center and featured in a catalog "*L.A. Xicano*"* as part of the Getty Foundation initiative "*Pacific Standard Time*".

We the undersigned stand firm that "*The Story of Our Struggle*" mural and the *The First Street Store Facade* must be preserved as a major catalyst for the revitalization of the East LA Chicano Mural Movement which has the potential to bring tourism, commerce, pride and hope to our beloved community of East Los Angeles while serving as an inspiration for today's youth, families, educators, community organizations, merchants, art advocates and international tourists.

Name:

Address:

Contact Information:

RAMON LEDESMA	HERBERT 318	261 88 99
JOSE LEDESMA	HERBERT 318	261 88 99
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Chutay Mota	333 W. Record Ave	(323) 247-0632
Nelly Moreno	Herbert 318 1/2	323) 267-1440
Dupe Preisig	3365 City Terrace Dr	(323) 269-7488
Kenneth Preisig	" " "	" "
Janet Preisig	" " "	" "
Victor Price	" " "	" "
Tania		
Carolyn Soldano	3842 E. Cesar Chavez Ave.	(323) 241-9672
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Catalina Ortega	41031 San Carlos St	(323) 501-7701
Alfredo Vivamontes	954 NEASTMAN AVE	323-610-5454
Alfredo Flores	3866 Cesar Chavez	(323) 683-1902

* UCLA CSRC "*L.A. Xicano*" Catalog credits: Don Juan/ Johnny D. Gonzalez (project concept, architectural design, theme and mural design), Robert Arenivar and David Botello (mural design), Joel Suro Olivares (ceramics) and Jose Luis Gonzalez (partner).

PROJECT SUMMARY

Department of Regional Planning

PROJECT NUMBER:	R2011-01275	HEARING DATE:	8/29/2012
APPLICANT / OWNER:	Pacific Charter School Development (PCSD)	MAP/EXHIBIT DATE:	July 12, 2012

ENTITLEMENT(S):

- Appeal of approval of Discretionary Director's Review Plot Plan No. RPP201101088
- Revised Exhibit 'A' to ZEC8906 and CUP269
- Environmental Assessment No. RENV 201100186

LOCATION:

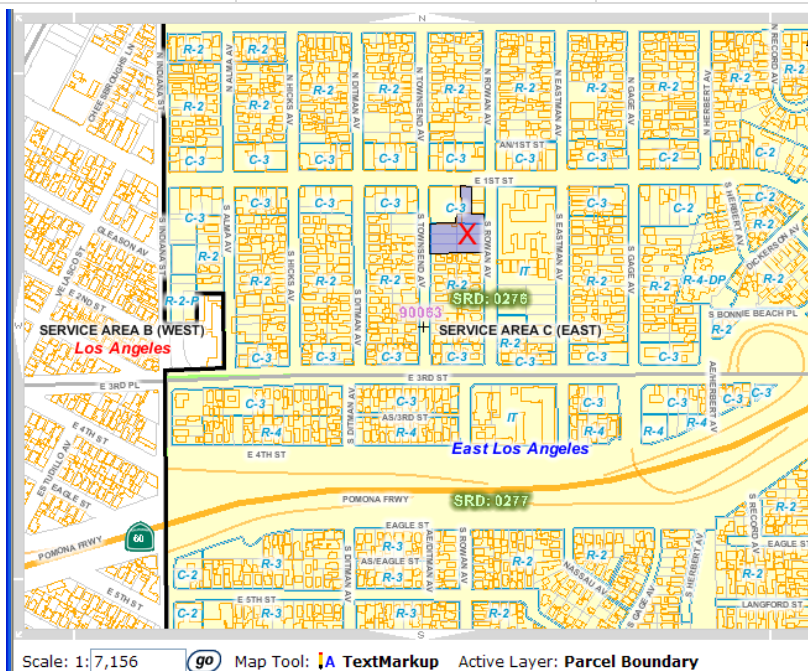
3650 E. 1st Street (a.k.a. 113 S. Rowan Avenue),
East Los Angeles

APN(s):

5232-016-004, 005, -007 thru -010, -034 thru -036

GENERAL PLAN / COMMUNITY PLAN / CSD:

- East Los Angeles Community Plan
- East Los Angeles Community Standards District (CSD)



LAND USE DESIGNATION	ZONE	PROPOSED UNITS	SITE AREA	MAX UNITS
MC (Major Commercial) & LMD (Low/Medium Density Residential; 17 du/ac)	C-3 (Unlimited Commercial) & R-2 (Two-Family Residence)	N/A	1.27 acres	N/A

PROJECT OVERVIEW

To establish a charter middle school with 450 students and 26 faculty members, consisting of one 2-story building and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zone within 100' of the adjacent C-3 (Unlimited Commercial) zone pursuant to Los Angeles County Code Section 22.20.190. The southern-most 50' of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration

CASE STATUS

The discretionary Director's Review was approved on June 13, 2012 and the director's decision was appealed on June 27, 2012.

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Alice Wong	(213) 974 - 6438	awong@planning.lacounty.gov

STAFF ANALYSIS
PROJECT NUMBER R2011-01275
APPEAL OF APPROVAL OF DIRECTOR'S REVIEW RPP201101088

PROJECT DESCRIPTION

The applicant, Pacific Charter School Development, proposed the establishment, operation and maintenance of a public charter middle school with a student body of 450 students and 26 faculty members on a 1.27-acre site. Development consists of one 2-story building of 24,786 square feet in floor area located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone pursuant to Los Angeles County Code Section 22.20.190. The southern-most 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

The Director of Department of Regional Planning (DRP) found that the discretionary transitional parking satisfied the burden of proof and approved the project on June 13, 2012. The appellant, Ms. Ofelia Esparza, is appealing the Director's approval of the discretionary transitional parking as it relates to the project.

ENTITLEMENTS REQUESTED BY APPLICANT

- Non-discretionary Site Plan Review for a charter middle school in the C-3 (Unlimited Commercial) Zone pursuant to County Code Section 22.28.
- Discretionary Director's review for transitional parking for the properties in the R-2 (Two-Family Residence) Zone pursuant to County Code Section 22.28.
- Non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906 for the parking spaces at the southern-end of the property.
- Environmental Assessment No. RENV 201100186

LOCATION

The subject property is located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). The subject site is bounded by Townsend Avenue to the west, 1st Street to the north, and Rowan Avenue to the east. The project site is approximately 1.27 acres in size and is comprised of eight parcels (APNs 5232-016-005, -007 thru -010, and -034 thru -036).

SITE PLAN DESCRIPTION

Two site plans are attached. The first is of the architectural construction renderings comprising of the site plan, floor plan, elevation plans of the proposed 2-story middle school building of 24,786 square feet, parking spaces, and landscaping.

The second is of the demolition plan depicting the extent of the demolition of the existing structures on site. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner

of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted.

ZONING

The subject property is zoned C-3 (Unlimited Commercial) and R-2 (Two-Family Residence) in the East Los Angeles Zoned District.

Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial)

South: R-2 (Two-Family Residence)

East: IT (Institutional)

West: C-3 (Unlimited Commercial) and R-2 (Two-Family Residence)

EXISTING LAND USES

The subject property is developed with a commercial building.

Surrounding properties are developed as follows:

North: commercial

South: residential

East: school

West: commercial and residential

PREVIOUS CASES/ZONING HISTORY

The case history of approvals at the project site is as follows:

- In 1938, Zoning Case 341 allowed for the additions to a store fronting First Street.
- In 1951, Zoning Exception Case (ZEC643) approved a new market and associated refrigeration unit at an existing site with a department store at the northwest corner and the use of the R-2 zoned parcels (-007, -008, and -036) for parking.
- Subsequently, the parking lot was expanded by the approval of ZEC2082 in 1955 (inclusion of parcels -007, -008, -009, -035, and -036); ZEC8446 in 1967 (the inclusion of the use of parcel 5232-017-007, which is located across the street on Townsend Avenue); ZEC8906 in 1968 (parcel -034); and Conditional Use Permit case CUP269 in 1973 (parcel -010).
- The adoption in 1974 of Zone Change ZC6038 by Ordinance 10886 changed the zoning of parcels -007 and a portion of -045 from R-2 (Two-Family Residential) to C-3 (Unlimited Commercial).
- Variance case VAR245 approved in 1974 allowed for a two-story addition of 4,564 square feet to the rear of the shoe store on parcels -007 and -004 that exceeds 50% of the lot coverage.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

Community Plan Consistency
See Findings

Zoning Ordinance and Development Standards Compliance
See Findings

Burden of Proof/Neighborhood Impact/Land Use Compatibility

The applicant is required to substantiate all facts identified by Sections 22.56.040, and 22.56.1690 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof, because as conditioned, it would not adversely affect the surrounding properties and the use can be accommodated on the site.

COMMENTS FROM OTHER DEPARTMENTS

Staff has worked with all the relevant County departments and the project must comply with all requirements of the County of Los Angeles Department of Public Works, Department of Public Health, Fire Department, and Parks and Recreation.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.240 and 22.60.174, the hearing of the appeal of the approval of the Director's Review by the Director of the Regional Planning Department was appropriately notified on July 16, 2012 to the community. A total of 35 notifications to the surrounding property owners and occupants, those on the courtesy list of the East Los Angeles Eastside Unit 1, 2, 4, and all interested persons, were sent out. Library posting and DRP website posting were also done.

PUBLIC COMMENTS

Staff received one letter from Ms. Susan Brandt-Hawley of Brandt-Hawley Law Group during this notification period in support of the appeal of the Director's approval. No other comments have been received regarding this project at this time.

We also received one copy of a 56-page petition of signatures submitted by the appellant.

APPELLANT'S PACKAGE

The appellant submitted additional information in support of their appeal. Each packet includes a copy of the letter in support of the appeal from Brandt-Hawley Law Group, copies of letters written by professionals in academia, photographs and magazine clippings of the site, and a hard copy of the May 2012 edition of "Brooklyn & Boyle".

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The information provided by the appellant shows that the local community considers the 1st Street Store to be of considerable cultural significance. Many local residents have fond memories of the 1st Street Store because it was a part of the community for many years. The store went out of business on December 31, 2007. Although community members have personal associations with the store when it was open, the building is not architectural significant. It is not on any federal, state or local historic register. The building does however contain a series of tiled murals that are of special importance to the local culture. It is important to note that the portion of the building that contains the murals would not be affected by the proposed project. The applicant has been, and remains, interested in working with the community to ensure that the proposed plans are sensitive to the historic nature of the site.

Approval of the discretionary parking approval would allow the development of a much need middle school that would serve the local community. A school at this location would also help bring back vitality to 1st Street, which has become blighted over the years.

For these reasons and because staff believes the burden of proof for the discretionary parking approval has been met, the staff recommendation is that the Regional Planning Commission deny the appeal and uphold the approval of Director's Review RPP 201101088-(1) (Project Number R2011-01275), subject to the attached conditions.

SUGGESTED MOTION

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY THE APPEAL AND UPHOLD THE APPROVAL OF RPP 201101088-(1) SUBJECT TO THE ATTACHED FINDINGS.

Prepared by Alice Wong, Senior Regional Planning Assistant
Reviewed by Mark Child, Assistant Administrator, Current Planning Division

Attachments:

Factual, Property Location Map
Draft Findings, Draft Conditions of Approval
Director's Review approval letter by DRP
Applicant's Burden of Proof statement
Environmental Document (ND)
CEQA No Effect Determination
Site Photographs, Photo Simulations, Aerial Image
Land Use Radius Map
Site Plan, Floor Plan, Elevations
Landscaping Plans
Appellant's Package

RJB:MC:MH:aw
August 16, 2012

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJECT NUMBER R2011-01275

Appeal of Approval of Discretionary Director's Review RPP 201101088

PROJECT DESCRIPTION

Pacific Charter School Development requests to establish, operate and maintain a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site. Development consists of one 2-story building of 24,786 square feet in floor area located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone pursuant to Los Angeles County Code Section 22.20.190. The southern-most 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

REQUEST

The appellant, Ms. Ofelia Esparza, is appealing the approval of this request by the Director of Regional Planning for a Director's Review of RPP 201101088 for transitional parking associated with the construction of the charter middle school and Condition of Approval #19b associated with the demolition of a commercial building and the partial demolition of another commercial building, as described above.

REGIONAL PLANNING COMMISSION HEARING DATE: August 29, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

To be added after hearing.

FINDINGS

1. The subject property is located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). The subject site is bounded by Townsend Avenue to the west, 1st Street to the north, and Rowan Avenue to the east. The project site is approximately 1.27 acres in size and is comprised of eight parcels (APNs 5232-016-005, -007 thru -010, and -034 thru -036).
2. The case history of approvals at the project site is as follows: In 1938, Zoning Case 341 allowed for the additions to a store fronting First Street. Then, in 1951, Zoning Exception Case (ZEC643) approved a new market and associated refrigeration unit at an existing site with a department store at the northwest corner and the use of the R-2 zoned parcels (-007, -008, and -036) for parking. Subsequently, the parking lot was expanded by the approval of ZEC2082 in 1955 (inclusion of parcels -007, -008, -009, -035, and -036); ZEC8446 in 1967 (the inclusion of the use of parcel 5232-017-007, which is located across the street on Townsend Avenue); ZEC8906 in 1968 (parcel -034); and Conditional

Use Permit case CUP269 in 1973 (parcel -010). The adoption in 1974 of Zone Change ZC6038 by Ordinance 10886 changed the zoning of parcels -007 and a portion of -045 from R-2 (Two-Family Residential) to C-3 (Unlimited Commercial). Variance case VAR245 approved in 1974 allowed for a two-story addition of 4,564 square feet to the rear of the shoe store on parcels -007 and -004 that exceeds 50% of the lot coverage.

3. This middle school development does not include parcel -045. No demolition is allowed to the existing building on parcel -045.
4. The parking lot must sufficiently serve the proposed middle school and the existing non-conforming retail development, due to parking standards, as previously approved by the above mentioned cases until subsequent applications are submitted and approved for any modifications.
5. The proposed middle school will have regular instruction hours Monday through Friday from 7:30 a.m. to 3:30 p.m. Limited afterschool programs for tutoring and enrichment will be offered during the hours of 3:30 p.m. to 6:00 p.m. on weekdays and may occasionally extend into Saturday between 8:00 a.m. and 12:00 noon. Special events, such as parent conferences and graduation, may take place on campus, averaging two events per month.
6. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of quality of traffic such use would generate, and by other public and private service facilities as requested because it is located in an already developed area with established infrastructure. The project site is approximately 1.27 acres in size. The existing parking lot will be redesigned to incorporate required landscaping, the restriping of parking spaces, the inclusion of a drop-off/pick-up area, and a change in internal circulation. A one-way circulation within the parking lot is proposed with access to the site from Rowan Avenue and exit onto Townsend Avenue.
7. The floor area of the 2-story school building totals 24,786 square feet which includes classrooms, administrative offices, storage rooms, a utility room, a conference room, and restrooms. No recreational athletic fields, sports gymnasiums, or multipurpose buildings are proposed as physical activity is not part of the middle school's curriculum. No utilization of local public park facilities is proposed to serve this purpose.
8. An existing residential neighborhood exists south of the subject site. In order to eliminate or minimize the disruption, any exterior lighting shall be directed away or shielded from the residential neighborhood.
9. The portion where the school building is to be located is designated Categories MC-Major Commercial and the portion where the parking is located is designated LMD-Low/Medium Density Residential (17 dwelling units per acre) within the East Los Angeles Community Plan ("Community Plan").

The middle school building is to be located within the MC land use designation which is consistent with the zoning designation of C-3 (Unlimited Commercial) and corresponds to the adjacent commercial development fronting 1st Street. The project site is surrounded by commercial designations and developments directly to the east, north, and west. Accredited schools through grade 12, which offer instruction required to be taught to the public schools by the Education Code of the state of California, are a permitted use within the C-3 zone.

The parking lot is to be located within the LMD land use designation which corresponds to the suburban type of residential development common in the area. The purpose of this category is to maintain existing single-family neighborhoods and ensure the continuation of the low to medium intensity residential nature of the neighborhoods with this designation. The project site was intended for development with a use that would be consistent in character and be compatible with the residential development in the area. The project site is surrounded by single-family residences to the south and southwest. The proposal is for a new parking lot that would replace the existing parking lot. The parking area is not proposed to expand.

10. The project is also governed by the East Los Angeles Community Standards District (CSD) which ensures that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community. As stated in the Community Plan, two of the goals are *"to promote more efficient delivery of services, such as health, public safety, education, etc."* and *"to bring the policies and values of the educational system into greater consistency with the needs and aspirations of the community"*. The establishment and maintenance of a middle school ensures the essential delivery of educational services for the youth within the neighborhood and ensures achievement of the land use policy to *"maintain and enhance the quality of healthy and stable residential neighborhoods."*
11. The Community Plan policies mention that *"homes should be screened from business areas using walls and landscaping or by developing buffer uses such as parking lots"* and that the goal is to *"encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas"*. An existing wall between the proposed parking lot and the residential lots to the south will be kept. The proposed parking lot simply replaces the existing parking lot consisting of the restriping of spaces, addition of landscaping, and change in circulation pattern. There will not be an expansion of the existing parking area.
12. The development of transitional parking to serve the needs of the proposed middle school is compatible with the Community Plan's circulation and transportation policy that *"require new commercial development to provide parking which is designed to be compatible with adjoining businesses and residences, and meet strict development standards."* The middle school building and associated parking lot meets the standards specified in the Los Angeles County Zoning Code.

13. Pursuant to Section 22.28.220 and 22.44.118 of the County Code, front, side and rear yards shall be provided as required in Zone C-3 for the middle school building. The following development standards apply:

a. Height

The maximum height shall be 40 feet. The middle school building is proposed not to exceed a height of 32 feet.

b. Yard requirements

There are no yard setback requirements for buildings within the C-3 zone. The building is proposed at 0 feet setback from 1st Street.

c. Parking

Parking for the middle school shall be provided as required by Section 22.52.1200 of the County Code. This section requires one automobile space for each classroom. There are 20 classrooms proposed within the middle school. The proposed site plan depicts 67 parking spaces. Per the American Disabilities Act, three of these parking spaces must be handicap accessible and one of these spaces must be van accessible. The application meets these requirements.

14. Pursuant to Section 22.20.210 and 22.20.220 of the County Code, front and side yards shall be provided as required in Zone R-2 for the parking lot associated with the middle school. The following development standards apply:

a. Height

The height of proposed fences, gates, and walls shall not exceed 3.5 feet in the front yard and 6 feet in the side yard. This requirement is met.

b. Yard requirements

Front Yards - Each lot or parcel of land shall have a front yard of not less than 20 feet in depth. The proposed parking lot is proposed to have a landscaped setback of 20 feet fronting Townsend Avenue and Rowan Avenue.

Interior Side Yards - Each lot or parcel of land shall have interior side yards of not less than 5 feet. A 10 side yard setback is proposed.

Rear Yards - There is not a rear yard on this property.

c. Parking

Pursuant to 22.20.190, transitional parking with R-2 is allowed if the area used for parking adjoins property in Zone C-3; and

1. That parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial zone; and
2. That an area developed with parking shall have direct vehicular access to an improved public street; and

3. That the lot developed with parking including access, shall have a side lot line adjoining for a distance of not less than 50 feet, from property in the qualifying commercial zone; and
 4. That the side lot line of the lot developed with parking shall not exceed the length of the lot line common to said zone; and
 5. That any remaining portion of a lot of land developed with parking shall contain not less than the required area or width; and
 6. That parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided; and
 7. That parking shall be limited to motor vehicle parking lots exclusively, but shall exclude vehicles over two tons rated capacity; and
 8. That a site plan which shows compliance with provisions of the Los Angeles County Zoning Code is submitted to the Director. Any modifications require a separate approval.
15. Not to exceed 90% of the net area be occupied by buildings, with a minimum of 10% of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.
 16. The project has been determined to not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The middle school use would be compatible with the current land uses and would not cause any additional impact to the neighborhood.
 17. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design will have less than significant impacts. The Notice of Intent to Adopt the Negative Declaration was provided to the public on February 28, 2012, consistent with the provisions of Section 15072 of the CEQA Guidelines. No public comments were received during the 20-day comment period.
 18. The location of the documents and other materials constituting the record of proceedings upon which the Director's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the

Section Head of the Land Development Coordinating Center Section, Los Angeles County
Department of Regional Planning.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:

- A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of Title 22;
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
- C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, the information submitted by the applicant substantiates the required findings for a Director's Review as set forth in Section 22.56.1690 of Title 22.

REGIONAL PLANNING COMMISSION ACTION:

- 1. This project has been determined to require a Negative Declaration under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA).
- 2. In view of the findings of fact presented above, the appeal of the Director of Regional Planning's decision to approve Director's Review Case No. RPP 201101088/Project No. R2011-01275 is **DENIED**, and therefore, the decision approving RPP 201101088 is **UPHELD**.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

AW
8/16/12

The applicant, Pacific Charter School Development, proposes the establishment, operation and maintenance of a public charter middle school ("middle school") with a student body of 450 students and 26 faculty members on a 1.27-acre site located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue, East Los Angeles). Development will consist of one 2-story building located entirely within the C-3 (Unlimited Commercial) zone and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zoned portion of the property that is within 100 feet of the adjacent C-3 zone. The southernmost 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. This grant is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 10.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of

the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner. Any modifications to this grant, including but not limited to transitional parking, require the submittal and approval of a separate and new application.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date the Director's action becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections shall be unannounced.
10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in

compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the applicable fee is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the County Code and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Works.
16. The permittee shall comply with all requirements of the County of Los Angeles Department of Public Health.
17. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated March 14, 2012, except as otherwise required by said Department.
18. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Parks and Recreation memorandum dated March 29, 2012, except as otherwise required by said Department.

19. This approval includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-west corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. The applicant is proposing to temporarily secure and shore the remaining part of the structure. Issuance of the Certificate of Occupancy for this project by Building & Safety is contingent upon the applicant implementing within three months of the completion of this project one of the two options described below:
 - a) Fully repair the shored area and obtain permits from Building & Safety to construct permanent code compliance walls to replace the temporary walls, or
 - b) Demolish the remaining building by obtaining a demolition permit from Department of Public Works Building & Safety Division (Building & Safety).
20. The owner has recorded a "Covenant and Agreement to Hold Property as One Parcel" with Los Angeles County Recorder's Office for the project. Any changes to the lot tie would require a modification of the recorded covenant.
21. This grant allows for the establishment, operation and maintenance of a middle school as depicted on the approved Exhibit "A", subject to the following conditions:
 - a) The 2-story middle school building contains a total floor area of 24,786 square feet.
 - b) This grant allows for transitional parking within 100 feet from the zone boundary of R-2 and C-3, in so far as, the development follows these Findings & Conditions.
 - c) This grant allows for a revised exhibit "A" to land use cases ZEC8906 and CUP269 for the southern 50 feet of the parking lot.
 - d) The permittee shall maintain the property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises under which the permittee has control.
 - e) County Code requires 20 parking spaces be provided as one is required per each classroom at the middle school and be located within 500 feet. The property is proposed to provide 67 parking spaces. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for any unauthorized use. All required parking spaces shall be kept clear and open for guests and staff. Student parking is prohibited, per application.
 - f) Until such time as an application is submitted and approved to modify the

existing retail building to the west of the proposed middle school, sufficient parking must also be provided for this non-conforming retail building due to parking standards. The original building was built prior to 1951 with no specific parking requirements. An addition of 4,564 square feet, including a second story, was added to the back of the shoe store in 1974. An ordinance of 1958 required retail parking to be at 1 parking space per 400 square feet.

- g) Since the middle school does not propose a physical education curriculum and Parks and Recreation has indicated that their public park facilities in the area are limited, use of any public park facilities is not authorized by this grant.
- h) All external lighting shall be directed away from and shielded from adjacent residences. No athletic field lighting is proposed as there will not be any athletic fields.
- i) The height of fences in residential zones shall not exceed 3.5 feet in the front yard and 6 feet in the side yard.
- j) The project must comply with applicable provisions of the Green Building ordinances.
- k) Each standard parking space must have the dimensions 8.5 feet in width by 18 feet in length. The required backup space is 26 feet.
- l) No more than 40% of parking spaces may be compact spaces. Each compact parking space must have the dimensions 8 feet width by 15 feet length. The required backup is 23 feet.
- m) The onsite drop-off/pick-up area is approved as depicted on the exhibit "A" and must also be approved by Building & Safety and Public Works.
- n) Parking spaces and parking lot must be in compliance with the American Disability Act (ADA) requirements as implemented by Building & Safety.
- o) No oak trees are indicated to be present on the property. This approval does not grant any impact on oak trees.
- p) No substantial grading & import and export are proposed. Any grading must be in accordance to a grading permit issued and required by Public Works and Building & Safety.
- q) Two wall signs, each of 33 square feet, are approved as depicted on the exhibit "A". Wall signage cannot project more than 18 inches from the building wall to which it is attached.

- r) One building identification sign, containing the business address number, is approved as depicted on the exhibit "A". This sign shall not exceed 6 square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign.
 - s) All signs may be internally or externally lighted; shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices; and shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.
22. The East Los Angeles Community Standards District (CSD) requirements must also be complied with:
- a) Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least 5 feet in width. An 11-foot landscaped strip is to be provided between the proposed parking lot and residentially-zoned properties to the south.
 - b) Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally space along the buffer strip. Permanent irrigation systems shall be required and maintained in good working order.
 - c) A solid masonry wall not less than 5 feet high nor more than 6 feet in height shall be provided along the side property lines.
23. Approvals from all other County departments may be needed before the issuance of building permits by Building & Safety.

MC:MH:aw
8/16/12



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 13, 2012

**SUBJECT: PROJECT NO. R2011-01275
PERMIT NO. RPP201101088
Pacific Charter Middle School
Request for discretionary Director's Review for Transitional Parking & Revised Exhibit
'A' to ZEC 8906 and CUP 269
3650 E. 1st Street, East Los Angeles (APN 5232-016-005, -007 to -010, and -034 to -036)**

To Whom It May Concern:

This is to inform you that the above-described application has been **APPROVED** by the Department of Regional Planning for a discretionary Director's Review for transitional parking and Revised Exhibit 'A' to ZEC 8906 and CUP 269 associated with the development of Pacific Charter Middle School. This project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan (<http://planning.lacounty.gov/case/view/r2011-01275/>). A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Pursuant to Part 5 of Section 22.60 of the Los Angeles County Zoning Code (Title 22), the applicant or any other interested person may appeal the Director's decision to the Los Angeles County Regional Planning Commission. If no appeal is made during this period, the Director's decision is final.

The appeal period for this project will end at 5:00 p.m. on **June 27, 2012**.
Appeals must be delivered in person.

Appeals:

For more information about this approval, contact:

Alice Wong, awong@planning.lacounty.gov (213)-974-6411

To file an appeal, contact:

Regional Planning Commission Secretary
320 West Temple Street, Room 1350, Los Angeles, CA 90012
(213) 974-6409

Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mark Child, Assistant Administrator
Current Planning Division

MC:MH:aw



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



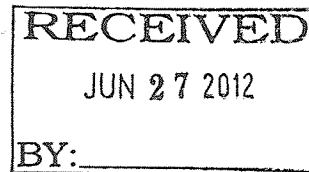
Richard J. Bruckner
Director

REGIONAL PLANNING COMMISSION
APPEAL FORM

1 of 4

DATE: June 27, 2012

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012



COPIES: EACH COMMISSIONER
STAFF

FROM: ORBELIA ESPARZA
Name

Alexandrian
Child
Harrick
Wong
P. Keane

SUBJECT: Project Number(s): R2011-01275
Case Number(s): RPP201101088
Case Planner: ALICE WONG
Address: 3650 E. 1st Street, East Los Angeles
Assessors Parcel Number: 5232-016-004, 5232-016-005, 5232-016-007 to -010, and
Zoned District: EAST LOS ANGELES - 034 to -036

Entitlement Requested:

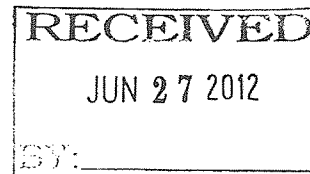
Demolition of buildings. THE APPROVAL OF DEMOLITION FOR PROPERTY
AT 3650 E. 1ST STREET IN EAST L.A., AND PARTIAL
DEMOLITION OF THE SOUTH-EAST CORNER OF PROPERTY AT
3640 E. 1ST STREET IN EAST L.A.

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	
Change of Zone Case No.	
Other	

(Reverse)

2 of 4



I am appealing the decision of (check one and fill in the underlying information):

☒ **Director**
Decision Date: June 13, 2012

☐ **Hearing Officer**
Public Hearing Date: _____
Hearing Officer's Name: _____
Agenda Item Number: _____

The following decision is being appealed (check all that apply):

- ☐ The Denial of this request
☒ The Approval of this request
☒ The following conditions of approval:

19b

(SEE ATTACHED)

List conditions here

The reason for this appeal is as follows:

The project entails the demolition of one commercial building and the demolition of a corner of the historically and architecturally and aesthetically significant First Street Store. Condition 19b anticipates demolition of the entire First Street Store. The environmental review analysis unlawfully segments and piecemeals the impacts of the Middle School construction and the demolition of all or part of the First Street Store and fails to analyze impacts and mitigations and alternatives. An EIR is required prior to approval of the Middle School because it may significantly impact the integrity of the First Street Store.

Are you the applicant for the subject case(s) (check one)? ☐ YES ☒ NO

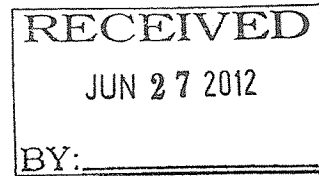
Submitted herewith is a check or money order for the amount due, as indicated on the Fee Schedule on the Los Angeles County Department of Regional Planning's website.

Orelia Esparza
Appellant (Signature)

OFELIA ESPARZA
Print Name

237 N. RECORD AVE., L.A., CA 90063
Address CELL (818) 416-2935 IRMA BESERRA NUÑEZ
(818) 996-4628 Ho/OE VOICE MESSAGE
Day Time Telephone No.

3 of 40



EXCERPT FROM PAGE 11:

PROJECT NUMBER R2011-01275
Discretionary Director's Review RPP 201101088
CONDITIONS
Page 4 of 6

19. This approval includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-west corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. The applicant is proposing to temporarily secure and shore the remaining part of the structure. Issuance of the Certificate of Occupancy for this project by Building & Safety is contingent upon the applicant implementing within three months of the completion of this project one of the two options described below:

a) Fully repair the shored area and obtain permits from Building & Safety to construct permanent code compliance walls to replace the temporary walls,

or

b) Demolish the remaining building by obtaining a demolition permit from Department of Public Works Building & Safety Division (Building & Safety).



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



JUN 27 2012

Richard J. Bruckner
Director

June 13, 2012

SUBJECT: PROJECT NO. R2011-01275
PERMIT NO. RPP201101088
Pacific Charter Middle School
Request for discretionary Director's Review for Transitional Parking & Revised Exhibit
'A' to ZEC 8906 and CUP 269
3650 E. 1st Street, East Los Angeles (APN 5232-016-005, -007 to -010, and -034 to -036)

To Whom It May Concern:

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Appeals must be delivered in person.

Appeals:

For more information about this approval, contact:
Alice Wong, awong@planning.lacounty.gov (213)-974-6411

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320 West Temple Street, Room 1350, Los Angeles, CA 90012
(213) 974-6409

Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mark Child, Assistant Administrator
Current Planning Division

MC:MH:aw

Received from

Ofelia Espinoza

E. Muñoz

6/27/12

20

Address

237 N. Record Ave.

818) 416-2935

Los Angeles CA 90043

Seven hundred and thirteen 00/100

\$ 713.00

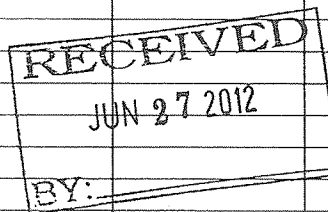
Dollars

ENVIRONMENTAL PERMITS

	Case No.	Amount	Surcharge	Total
Initial Study				
Major Environment Impact Report				
Minor Environment Impact Report				
Appeal to the Environmental Review Committee				

SUBDIVISION PERMITS

# Lots	# Units	Case No.	Amount	Surcharge	Total
Certificate of Compliance					
Condominium Conversion Notification					
Lot Line Adjustment					
Tentative Parcel Map					
PM Revision Before Approval (Major)					
PM Revision After Approval (Minor)					
PM Revision After Approval (Major)					
Parcel Map Waiver					
Tentative Tract Map					
TM Revision Before Approval (Major)					
TM Revision After Approval (Minor)					
TM Revision After Approval (Major)					



ZONING PERMITS

	Case No.	Amount	Surcharge	Total
Animal Permit				
Appeal to the Regional Planning Commission	R 2011-01275 (1)	\$713.00		\$713.00
Approval in Concept	RPP 201101088			
Aviation Case				
Cemetery Permit				
Coastal Development Permit				
Coastal Development Permit, Amendment				
Conditional Use Permit				
CUP, Land Reclamation Projects				
CUP, Low Income Housing				
CUP, Significant Ecological Areas				
Development Agreement				
Explosive Storage Permit				
Highway Realignment				
Mobilehome Permit				
Non-Conforming Use				
Oak Tree Permit				
Parking Permit				
Plan Amendment, Local				
Plan Amendment, Countywide				
Plot Plan Review				
Plot Plan Review, Commercial/Industrial/Hillside				
Specific Plans				
Surface Mining Permit				
Temporary Use Permit				
Variance				
Zone Change				

OTHER

Description	Total

OTHER

Description	Total

Cash \$ 713.00

Check/Money Order #

CAR

Signature & Official Title

Mazie O. Ortiz com. Sec.

DIRECTOR'S REVIEW

Pursuant to Section 22.56.1690 of the Los Angeles County Code, the Applicant requests the Director's determination, upon review of the site plan offered for review with this application, that the transitional use of parking lots in adjoining R-2 zoned parcels that are located within 100 feet of the C-3 zoned parcels to be developed with the school campus may be approved based on the following principles and standards:

A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;

The transitional parking lots, located on R-2 zoned parcels that adjoin the C-3 zoned parcels to be developed with a public charter school campus, have been established uses over several decades for commercial parking currently serving the existing commercial uses on the C-3 zoned parcels that are the subject of this application.

Section 22.20.090 permits parking lots as a transitional use when the area used for parking adjoins property in the C-3 Zone as long as that parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial zone. The area developed with parking shall have direct vehicular access to an improved public street, highway, alley or to the qualifying commercial zone. Additionally, the parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided. The parking shall be limited to motor vehicle parking lots exclusively.

Section 22.52.1060 addresses specifications for development of parking facilities that are designed or intended to be used for residential purposes, including requirements for paving, striping, height of walls, landscaping, lighting and design. Though the requested approval is for transitional parking lots to serve a commercial zone, the proposed project will be consistent and compatible with the specifications addressed in this Code section. Section 22.52.1070 addresses the requirement for handicapped parking for all nonresidential parking lots. Though this Code section would require only two handicapped spaces for the proposed public charter

school campus, the project will accommodate three handicapped parking spaces, all of which are located as near as practical to a primary entrance (as required by Section 22.52.1070 B).

The transitional parking lots will be developed with direct vehicular access to the improved public streets of Rowan Avenue and Townsend Avenue. The transitional parking lots are existing parking lots that were approved and expanded over time (the last expansion granted in 1973) and have existed on the site for several decades. The status of the transitional parking lots is discussed more fully below in the case history of the parcels. The transitional parking lots are located on the through lot portion of the project site, bordered by Rowan and Townsend Avenues, thereby allowing for ingress only from Rowan Avenue and egress only to Townsend Avenue. The through lot will be fully improved to provide efficient drop-off and pick-up circulation. The on-site parking will be for motor vehicles only for the use of teachers, administrative staff and visitors to the school. The proposed charter school will have a “no driving” policy that prohibits students from driving to school.

The transitional parking lots are located on Lots 7, 8, 34 and 35 in Block 28 of H.T. Hazard's East Side Addition. The public charter school campus is proposed for the C-3 zoned parcel that fronts on East 1st Street (Lot 4), along with one C-3 zoned parcel that fronts Rowan Avenue (Lot 6). The C-3 zoned parcel fronting Rowan Avenue was rezoned from R-2 zoning in the case cited below. Additionally, the project site includes Lots 9 and 33 in Block 28 of H.T. Hazard's East Side Addition; both lots being in the R-2 Zone and located to the south of the transitional parking lot (i.e., 100 feet from the C-3 zoned lots). Pursuant to the County approvals cited below, these non-transitional parking lots, located on Lots 9 and 33, have been previously approved for parking lots that serve the existing commercial uses on the C-3 zoned parcels and will be modified to conform to the design of the approved transitional parking area.

On July 11, 1951, the Regional Planning Commission in Zone Exception Case No. 643 granted an exception from Zoning Ordinance No. 1494 to allow R-2 zoned property to be used for a parking lot and to build an outside addition to house a refrigeration unit for a market. The exception included property described as Lots 6, 7 and 35, Block 28 of H.T. Hazard's East Side Addition. Lot 6 was later rezoned to C-3; Lots 7 and 35 have remained parking lots, on property zoned R-2, in connection with the existing commercial uses in the C-3 Zone.

On July 12, 1955, the Regional Planning Commission in Zone Exception Case No. 2082-(3) granted an exception to establish, operate and maintain a parking lot and to modify the 20 foot R-2 front yard setback to allow parking within 2 feet of the property lines along Rowan and Townsend Avenues. The exception from Zoning Ordinance No. 1494 included property described as Lots 6, 7, 8, 34, 35 and 36 of Block 28 of H.T. Hazard's East Side Addition. Lots 6 and 36 were later rezoned to C-3; Lots 7, 8, 34 and 35 have remained parking lots, on property zoned R-2, in connection with the existing commercial uses in the C-3 Zone.

On September 24, 1968, the Regional Planning Commission in Zone Exception Case No. 8906-(3) granted an exception from Zoning Ordinance No. 1494 to establish, operate and maintain an off-street parking lot to be used in conjunction with an existing parking facility adjacent to the north. The exception included property described as Lot 33 of Block 28 of H.T. Hazard's East Side Addition. Lot 33 is in the R-2 Zone and is located to the south of the transitional parking lot. The property has been continuously used as a parking lot that serves the existing commercial uses on the C-3 zoned parcels for the past 43 years. This parking lot will continue to be used by the public charter school campus for the parking of motor vehicles.

On June 13, 1973, the Regional Planning Commission in Conditional Use Permit No. 269-(3) granted a permit to convert a residential lot (developed with five residential units) into a parking lot that would be combined with existing parking. The permit included property described as Lot 9 of Block 28, H.T. Hazard's East Side Addition. Lot 9 is in the R-2 Zone and is located to the south of the transitional parking lot. The property has been continuously used as a parking lot that serves the existing commercial uses on the C-3 zoned parcels for the past 38 years. This parking lot will continue to be used by the public charter school campus for the parking of motor vehicles.

On February 19, 1974, the Board of Supervisors in Zone Change Case No. 6038-(3) adopted a change of zone from R-2 to C-3 for the property described as "a rectangularly shaped parcel of approximately 0.31 acres located between South Rowan Avenue and South Townsend Avenue with frontages beginning 135 feet southerly of the intersections of said streets and East First Street and extending 50 feet southerly on South Rowan Avenue and South Townsend Avenue and having a uniform east-west dimension of 264 feet." In recognition of the site's then-existing

commercial use and the proposed expansion of a commercial building, the Zone Change included Lots 6 and 36 in Block 28 of the H.T. Hazard's East Side Addition; these lots were previously used for parking lots serving the existing commercial uses on C-3 zoned parcels.

On June 5, 1974, the Regional Planning Commission in Variance Case No. 245-(3) granted a variance to construct a two story addition to an existing store in the C-3 Zone at 3640 East First Street. The Commission modified the application of Zoning Ordinance No. 1494 to the following properties: Lots 1, 2, 3, 4, 6, 7, 8, 9, 33, 34, 35, and 36 in Block 28 of H.T. Hazard's East Side Addition. Condition No. 10 reads: "That all parking lots on the subject property and under this ownership shall be maintained for the exclusive use of the subject commercial property." This Variance Case includes Lots 7, 8, 34 and 35, all of which are the transitional parking lots, as well as Lots 9 and 33 which are established as parking lots that serve the commercial uses on the C-3 zoned parcels.

The proposed transitional parking lots also comply with the requirements of the East Los Angeles Community Standards (CSD), pursuant to Section 22.44.118. The CSD development standards require that the R-2 zoned transitional parking lots contain a minimum of 50 percent landscaping in the required front yard. Section 22.20.220 requires that each lot in the R-2 Zone shall have a front yard of not less than 20 feet in depth. The transitional parking lots will be developed with 20 feet of landscaped front yard setback on those portions of the lots fronting on both Rowan and Townsend Avenues. The transitional parking lots will comply with both the Code-required front yard setback requirements and the minimum of 50 percent landscaping in the front yard as required by the CSD.

B. That the use, development of land and/or application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

Land uses of the subject property and surrounding properties have been substantially the same for many years, including the mix of commercial and residential uses that are expected of an area with R-2 and C-3 zoned parcels. As long ago as 1951, the Regional Planning

Commission approved Zone Exception Case No. 643 to allow R-2 zoned property to be used for a parking lot to serve the commercial property along First Street; this ZEC Case applied to Lots 6, 7 and 35 in Block 28 of H.T. Hazard's East Side Addition. Then in 1955, the Regional Planning Commission approved Zone Exception Case No. 2082-(3) to grant an exception that allowed the 20-foot front yard setback in the R-2 zoned property to be modified so as to allow parking within 2 feet of the property lines along Rowan and Townsend Avenues; this ZEC Case applied to six lots (Lots 6, 7, 8, 34, 35, and 36 in Block 28 of H.T. Hazard's East Side Addition), all of which at the time were zoned R-2 and two of which (Lots 6 and 36) were rezoned C-3 in 1974. Zone Exception Case No. 8906-(3) granted in 1968, established an 18-space parking lot on Lot 33 in Block 28 of H.T. Hazard's East Side Addition, while Conditional Use Permit Case No. 269-(3), granted in 1973, established a 20-space parking lot on Lot 9 in Block 28 of H.T. Hazard's East Side Addition. The parking lots approved in 1968 and 1973 on Lots 33 and 9 are the southernmost R-2 zoned lots on the overall site, thereby completing the existing parking arrangement as most recently as 38 years ago. The transitional parking lots were approved in 1951 and 1955, resulting in an arrangement for commercial parking that has existed for nearly six decades.

Although planned and zoned for two-family residential development, the R-2 zoned parcels have not been so developed for several decades. Instead, the R-2 zoned lots have accommodated public parking over the decades with minimal setbacks. In addition to the transitional parking lots, the school campus project proposes a landscape buffer at its southernmost boundary, where Lots 9 and 33 are adjacent to residentially zoned parcels. Along Rowan and Townsend Avenues, the parking lot is setback from the property lines with a landscape buffer of 20 feet, consistent with the 20-foot front yard setback for parcels in the R-2 Zone and compatible with other R-2 zoned properties located to the south of the project site. The proposed landscape buffers are consistent with the East Los Angeles Community Standards District's requirement for a 5-foot landscape buffer of a parking area or commercial property from adjacent property lines or abutting residential property.

The transitional parking lots are existing surface parking lots that have continued this use at this location as far back as 1951, and as most recently as 1955 (as noted in the planning cases cited above). The parking lots that were established more recently in 1968 and 1973 are the two R-2 zoned parcels located at the southernmost portion of the project site; these lots are not

transitional parking lots and will remain parking lots serving the C-3 zoned parcels, as permitted in Conditional Use Permit Case No. 269-(3) and Zone Exception Case No. 8906-(3). The prior use of the R-2 zoned parcels for commercial parking have existed on the transitional parking lots for nearly six decades without adverse impacts on residents or persons employed in the area.

The proposed continued use of the transitional parking lots for parking to serve the public charter school campus is so arranged as to avoid traffic congestion. Unlike the previous use of the transitional parking lots for customers accessing the commercial retail businesses on a constant basis, the proposed parking area will be used only by teachers and administrative staff, along with infrequent use by visitors to the school campus. Students will not be permitted to drive to school, so they will not be parking in the parking lot and thereby causing unnecessary traffic congestion. Furthermore, regular school hours will extend from 7:30 a.m. to 3:30 p.m., plus a limited after-school program, and will include only limited hours on Saturdays, which will be less than what currently exists with the commercial uses. By and large, teachers and staff will enter and exit the parking lots only once per day, unlike the greater turnover of parking spaces that results from customers frequently visiting commercial retail destinations. All users of the transitional parking lots, including the drop-off and pick-up circulation before and after school, will enter the parking lots from Rowan Avenue and exit on Townsend Avenue; this arrangement is designed to avoid traffic congestion problems that would arise from the lack of proper traffic controls. Moreover, the school is expected to attract students from the surrounding residential neighborhoods. A public school is a complementary use with residential neighborhoods and is properly located within such areas. By custom as well as Code requirements, public schools maintain parking lots for the use of teachers and staff. With the school campus designed to be an easy commute, walking or biking distance for the children, the transitional parking lots are suitable for the particular use of this development, which is designed to avoid traffic congestion.

The proposed use of the transitional parking lots will insure the protection of the public health, safety and general welfare of the persons residing or working in the surrounding area. The transitional parking lots are designed to solely serve the needs of the proposed public charter school campus that will be established on an existing commercial site, where such uses are permitted by right. The parking of motor vehicles on the transitional parking lots will be restricted to teachers and administrative, as well as the occasional visitors to the school campus.

The parking use will occur only during the daytime hours when the school is in operation; nighttime and weekend parking, unless in connection with a periodic school event, will be strictly prohibited and enforced by locked gates that will deter any non-school related use of the parking lots. The school anticipates only periodic evening functions and no late evening functions, thereby rendering the use of the transitional parking lots to be even more compatible with the nearby residential uses than is currently the case with commercial parking for retail uses that occur every day and night. The proposed operation of the transitional parking lots will prevent adverse effects on neighboring property.

The East Los Angeles Community Plan, adopted in 1988, contains goals “to retain the single-family residential life style of the community,” “to promote more efficient delivery of services, such as . . . education,” and “to bring the policies and values of the educational system into greater consistency with the needs and aspirations of the community.” Specific education policies are set forth in the Community Plan to achieve these goals, including the following:

- Encourage a balanced educational program for East Los Angeles students.
- Encourage the expansion of school facilities, especially in elementary schools, so that adequate acreage is provided.

The Community Plan recognizes the importance of improving the local community's access to an improved educational system. The goals and policies of the Community Plan are relevant to this request to allow for the use of transitional parking lots, as these parking areas are needed to serve the public charter school campus. Expanding educational opportunities, in the safe environment afforded by the use of the transitional parking lots to serve the school campus, will insure the public health, safety and general welfare of the surrounding neighborhood.

In its Land Use Element chapter, the adopted 1980 General Plan seeks to “ensure that new development will be compatible with the natural and manmade environment.” To that end, Policy No. 7 seeks to “assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.” Policy No. 8 seeks to “protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.” The use of the transitional

parking lots is a key component of the larger proposed project of a public charter school campus that will be designed with high quality architectural style, replacing aging commercial buildings that have not been well-maintained. Schools are typically compatible with residential neighborhoods. Moreover, the Applicant is designing the campus to be oriented toward the commercial corridor along 1st Street, buffering the school from adjacent residential properties to the south with the large transitional parking lots that will be primarily utilized for parking for teachers and staff and for drop-off and pick-up at the start and close of school. Neither the school nor the use of the transitional parking lots will generate the environmental degradation attendant to noise, fumes and excessive traffic.

Under the proposed Draft 2008 General Plan, the County of Los Angeles contemplates several goals and policies that apply to land use in the unincorporated Los Angeles County. Goal LU-3 seeks “development that is compatible with surrounding neighborhood character and the natural environment.” This Goal is supported by several policies. Policy LU 3.1 promotes the desire to “preserve the unique character of existing communities, both urban and rural, by ensuring that new development maintains the architectural style, density and intensity of use.” The proposed Draft General Plan 2035 includes Land Use Element Goal LU-5: “Vibrant, livable and healthy communities with a mix of land uses, services and amenities.” This Goal is supported by Policy LU5.3, which seeks to “Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.” The goals and policies need to be considered in the overall scheme of using the transitional parking lots to serve the development of a public charter school campus. The transitional parking lots have existed for nearly six decades to serve the commercial retail businesses that will be replaced with the school campus. The use of the transitional parking lots will maintain the existing character of the project site by replacing the commercial parking with school-related parking, which, as discussed above, will result in a less intensive use of property that is zoned residential. The use of the transitional parking lots fulfills goals and policies of the Draft General Plan 2035, by bringing the services of an educational facility that serves to meet local needs, while at the same time maintaining the existing intensity of the use.

The proposed use of the transitional parking lots to serve the development of a public charter school campus is in conformance with good zoning practice. Several prior zoning actions have

granted the use of the existing R-2 zoned parcels for parking which has been in place for decades. Section 22.20.090 permits parking lots as a transitional use when the area used for parking adjoins property in a commercial zone as long as that parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial zone; the transitional parking lots subject to this application are located within 100 feet from the boundary of the C-3 zone to the north. The Zoning Code requires the area developed with parking shall have direct vehicular access to an improved public street, highway, alley or to the qualifying commercial zone; as noted above, the transitional parking lots are through lots with direct access to Rowan and Townsend Avenues.

Additionally, the parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided; the front yard setback in the R-2 Zone is 20 feet and the transitional parking lots will be setback at the required distance. Furthermore, the parking shall be limited to motor vehicle parking lots exclusively; the transitional parking lots will be used for the parking of motor vehicles used by teachers, administrative staff and occasional visitors.

Section 22.52.1060 addresses specifications for development of parking facilities that are designed or intended to be used for residential purposes, including requirements for paving, striping, height of walls, landscaping, lighting and design. Though the requested approval is for transitional parking lots to serve a commercial zone, the proposed project will be consistent and compatible with the specifications addressed in this Code section. Section 22.52.1070 addresses the requirement for handicapped parking for all nonresidential parking lots. Though this Code section would require only two handicapped spaces for the proposed public charter school campus, the project will accommodate three handicapped parking spaces, all of which are located as near as practical to a primary entrance (as required by Section 22.52.1070 B).

The request to allow the use of transitional parking lots to serve the adjoining C-3 zoned parcels that will be developed with a public charter school campus is a use that is suitable for the particular development of this property. The school use will generate less traffic than the existing commercial retail uses. Consequently, traffic congestion is avoided by the limited use of the transitional parking lots for only teachers, administrative staff and occasional visitors; parking

demand is greatly diminished by the prohibition of student parking on or near the campus. The controlled and limited use of the transitional parking lots will prevent adverse effects on neighboring property and will, therefore, protect the public health, safety and general welfare. The use and development of the transitional parking lots will conform to good zoning practice by adherence to the Code provisions noted above.

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional development design.

The project provides a total of 67 parking spaces, including 3 handicapped parking spaces (although per Section 22.52.1070, only one such space is required for every 40 spaces). As discussed above, this on-site parking, which is achieved by the use of the transitional parking lots and the permitted parking lots adjacent to the south, provides the required Code amount of parking, 20 spaces (1 space per classroom) . Currently, approximately 86% of the public charter school campus' project site (approximately 48,000 square feet) is improved as surface parking area and does not contain any accessory structures. This existing large parking lot, located to the south of the commercial building that fronts on 1st Street and is proposed to be demolished, is primarily on the R-2 zoned portion of the site and partly on a C-3 zoned portion adjacent to the commercial building.

The existing parking area located in the C-3 zoned portion of the site is located only on Lot 6 in Block 28 of the H.T. Hazard's East Side Addition. Lot 6 was previously zoned R-2 until 1974, when the Board of Supervisors approved a zone change to C-3 for this parcel. When the site is redeveloped as a school campus, the parking lot to serve the public charter school campus will be located exclusively on R-2 zoned parcels.

Transitional parking is permitted in the R-2 zone. The existing parking lots were approved and expanded over time (the last expansion was granted in 1973) and have existed on the site for several decades. The following table indicates the Code requirement for parking spaces:

Parking for Schools – Section 22.52.1200			
Parking Standard	Number of Classrooms	Parking Required	Parking Provided
1 space for every classroom	20 classrooms	20 spaces	67 spaces

Section 22.52.1000 states that the purpose of Part 11 of Chapter 22.52 of the Zoning Code is to “establish comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses. The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use. They are also intended to promote compatibility between parking facilities and surrounding neighborhoods and protect property values by providing such amenities as landscaping, walls and setbacks. Parking requirements are established to assure that an adequate number of spaces are available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties.”

Typically, schools are required by the Zoning Code to provide on-site parking according to the largest public assembly area, or, in the case of elementary schools, based on the number of classrooms. This Code requirement is consistent and compatible with the stated purpose of the general regulations for vehicle parking, as noted in the paragraph above. The use of the transitional parking lots is suitable from the standpoint of functional development design because the transitional parking lots are located within 100 feet of the boundary of the C-3 zoned parcels that comprise the public charter school campus.

The public charter school will be arranged in a functional development design that enhances the ability of teachers, administrative staff and students to easily access the transitional parking lots. For teacher and staff, the transitional parking lots are suitably located within a short distance of the school's administrative offices, while the classrooms are easily accessible from the administrative offices and supportive services. Likewise, for the students, the drop-off and pick-up areas are located proximate to the school campus buildings to facilitate equally effortless entry to the classrooms.

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: "Pacific Charter Middle School" / Project No. R2011-01275 / Case No(s) RPP201101088

Project location: 3650 E. 1st Street; 113, 125, 129, 133 S. Rowan Avenue; and 120, 128, 134 S. Townsend Avenue, East Los Angeles, CA 90063

APN: 5232-016-005, -007 thru -010, -034 thru -036 **Thomas Guide:** 635 D6 **USGS Quad:** Los Angeles

Gross Acreage: 1.27 acres (8 parcels combined)

Description of project: The proposed project is a request for a public charter school campus with a 450-student middle school (grades 6-8). The regular school hours are Monday through Friday from 7:30 a.m. to 3:30 p.m. Limited afterschool programs for tutoring and enrichment will be offered during the hours of 3:30 p.m. to 6:00 p.m. during the weekdays and may occasionally extend into Saturday between 8:00 a.m. and 12:00 noon. Special events, such as parent conferences and graduation, may take place on campus, averaging two events per month. School staff will consist of 20 teachers and 6 administrative personnel. School buildings are located entirely within the C-3 zone. A discretionary Director's Review is required for transitional parking located within the R-2 zone that is within 100 feet of the adjacent C-3 zone. The southern-most 50 feet of the parking lot requires a revised exhibit "A" to CUP 269 and ZEC 8906. The floor area of the 2-story school building totals 24,786 square feet, including classrooms, administrative offices, storage rooms, conference room, utility room, and restrooms. The project also includes a landscaped open recreational area. Sixty-seven uncovered parking spaces are proposed, all to be used by school staff and guests during school hours. The parking lot entrance will be on Rowan Avenue and the exit will be on Townsend Avenue. Students are not at a driving age so will not be driving to school. Rather, a percentage of the students will be transported by a limited number of buses. Public transit passes will be offered at a discount through the school to encourage the use of various modes of public transportation. Additionally, 80-90% of the student body is expected to live within 2 miles and walking distance from the school. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

East Los Angeles Community plan designation: Categories LMD – Low/Medium Density Residential (17 du/acre) and MC – Major Commercial

Zoning: R-2 (Two-Family Residential) and C-3 (Unlimited Commercial) Zones, located within the East Los Angeles Community Standards District

Surrounding land uses and setting: The project site is located within an urbanized part of the unincorporated community of East Los Angeles, south of Cesar E. Chavez Avenue and north of 3rd Street, and within the East Los Angeles Zoned District. Directly across the street on Rowan Avenue on the east of the subject property is Belvedere Elementary School within the Los Angeles Unified School District (LAUSD). To the direct north and northeast of the proposed school are commercial businesses while to the direct west are commercial businesses and a parking lot. Directly south and southwest are single- and multi-family residences. Pomona Freeway 60 is located approximately 0.27 miles and the Our Lady of the Lourdes church is approximately 0.17 miles south of the project site, Belvedere Middle School is approximately 0.36 miles and the Salvation Army Corps Community Center/East Los Angeles Temple is approximately 0.13 miles northeast of the project site, and the Calvary Catholic Cemetery is 0.50 miles southeast of the project site. Obregon Park and Marianna Avenue Elementary School of LAUSD are approximately 0.60 miles east of the project site. Long Beach Freeway 710 is about 1 mile east. The boundary between the City of

Los Angeles and the unincorporated portion of East Los Angeles is approximately 0.25 miles west while Ramona High School is about 0.20 miles southwest of the project site.

Reviewing Agencies:

Responsible Agencies

- ☐ None
Regional Water Quality Control Board:
☒ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
☐ Santa Monica Mountains Conservancy
☐ National Parks
☐ National Forest
☐ Edwards Air Force Base
☐ Resource Conservation District of Santa Monica Mountains Area
☒ LAUSD School District

Regional Significance

- ☐ None
☐ SCAG Criteria
☒ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area
☒ Los Angeles City, Dept of Transportation

Trustee Agencies

- ☐ None
☐ State Dept. of Fish and Game
☐ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
- Land Development Division (Grading & Drainage)
- Geotechnical & Materials Engineering Division
- Watershed Management Division (NPDES)
- Traffic and Lighting Division
- Waterworks Division
- Sewer Maintenance Division
- National Pollutant Discharge Elimination System (NPDES)

- ☒ Fire Department
- Planning Division
☐ Sanitation District
☒ Public Health: Environmental Hygiene (Noise)
☐ Sheriff Department
☒ Parks and Recreation
☐ Subdivision Committee
☐

Public agency approvals which may be required:

Lead agency name and address:

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Project sponsor's name and address:

Pacific Charter School Development (PCSD)
316 West 2nd Street, Suite 900
Los Angeles, CA 90012

Contact person and phone number: Alice Wong, (213) 974-6438

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact			
		Less than Significant Impact			
		Less than Significant Impact w/ Project Mitigation			
		Potentially Significant Impact			
Environmental Factor	Pg.				Potential Concern
1. Aesthetics		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Agriculture/Forest		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Geology/Soils		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Hazards/Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Hydrology/Water Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Land Use/Planning		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Mineral Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Population/Housing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Public Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Recreation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Transportation/Traffic		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Utilities/Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Mandatory Findings of Significance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

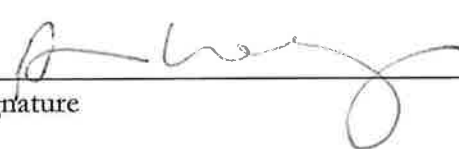


June 13, 2012

Signature

Date

June 13, 2012



Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect and direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: LA County General Plan

b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County Department of Regional Planning Trails Plan

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is not located in the vicinity of a scenic highway, corridor, hillside, or ridgeline. The project would not obstruct views from a regional riding or hiking trail as it is not located in the vicinity of any trails. Rather, the proposed project would be consistent with the visual character of the surrounding area as the building for the school is located in a commercial zone and the height for the proposed building will comply with zone provisions. There is currently a 2-story public elementary school across the street on Rowan Avenue and the proposed middle school will also contain two stories. The parking lot for the school is replacing an existing parking lot for the existing commercial development. The parking lot will be set back 20 feet from the property line and designed with landscaping along the Townsend Avenue and Rowan Avenue street frontages.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Farmland Mapping and Monitoring Program (FMMP), California Department of Conservation

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Farmland Mapping and Monitoring Program (FMMP)

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no lands in the East Los Angeles Community that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The FMMP does not include this portion of the County in its mapping effort due to the predominance of urban development and the lack of agricultural uses. Thus, the proposed project would have no impact on designated Farmlands. The project site is not zoned as forest land or timber land and there are no Williamson Act Contracts in the vicinity of the proposed project. There are no forests or designated farmlands in the vicinity of the project site and no conversion of forest land or farmland to other uses or would occur with the proposed project. Thus, there will not be any impacts on existing forest.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?

☐ ☐ ☒ ☐

The project site is within the SCAQMD. The project would not conflict with or obstruct implementation of the applicable SCAQMD air quality plan, as data generated by the 2011 California Emission Estimator Model (CalEEMod, version 2011.1.1) ("CalEEMod") indicate that emissions from construction and operations, individually or cumulatively, do not exceed SCAQMD Air Quality Significance Thresholds for NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, CO, or lead. The CalEEMod Emissions Report is attached.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

☐ ☐ ☐ ☒

According to SCAQMD, there are no federal or state air quality violations applicable to the area of the project site. The project does not exceed the above criteria for regional significance. Data generated by the CalEEMod model indicate that emissions from construction and operations, individually or cumulatively, will not exceed SCAQMD Air Quality Significance Thresholds for NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, CO, or lead. The CalEEMod Emissions Report is attached.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?

☐ ☐ ☒ ☐

Data generated by the CalEEMod model indicate that emissions from construction and operations, individually or cumulatively, would not exceed SCAQMD Air Quality Significance Thresholds for NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, CO, or lead. The CalEEMod Emissions Report is attached.

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☐ ☐ ☒ ☐

The project would not result in a cumulatively considerable net increase of non-attainment criteria pollutants. Data generated by the CalEEMod modeling indicate that emissions from construction and operations, individually or cumulatively, will not exceed SCAQMD Air Quality Significance Thresholds for

PM10 and PM2.5. The CalEEMod Emissions Report is attached.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

☐☐☒☐

The project would not expose sensitive receptors to substantial pollutant concentrations. The proposed project involves the construction of a charter middle school on approximately 1.27 acres. No recreational building or area is proposed. Approximately 26 employees will be employed. The proposed school site is next to residential areas but it is replacing an existing commercial building and will be buffered by a parking lot and other commercial buildings in the vicinity so impacts on sensitive receptors are anticipated to be similar to existing conditions, with no significant adverse impacts anticipated. Project will implement best management practices for dust control during construction. The subject property is located approximately 0.27 miles from the Pomona (60) Freeway and 1 mile from the Long Beach (710) Freeway.

f) Create objectionable odors affecting a substantial number of people?

☐☐☒☐

The proposed project is a school and will not result in any toxic emissions or the production of any odors.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Source: <u>LA County General Plan</u>				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

☐ ☐ ☐ ☒

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐ ☐ ☐ ☒

The project is located within an urbanized area and is not located in a Significant Ecological Area (SEA) or in the vicinity of a federally protected wetland; therefore, the project would not have an impact on SEA's or federally protected waters. Native habitat in the vicinity of the project site has been disturbed as part of the area's past development. There are no habitats for nesting birds on site so there are no violations of applicable Fish & Game Codes. The proposed project site is located in the middle of an existing mixed use neighborhood that contains residential developments as well as commercial uses. Residential land uses are to the south and west while commercial land uses are to the west and north. A public elementary school is directly east of the project site, across the street on Rowan Avenue. No oak tree or oak woodlands are located within the project site so there will be no impact.

Would the project:

d) Disturb any human remains, including those interred outside of formal cemeteries?

12/34

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project will be designed to meet current Los Angeles County Green Building standards and will include various energy saving elements such as occupancy sensors, daylighting, water efficient appliances/fixtures and drought tolerant plants.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>The California Geological Survey</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>The California Geological Survey</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>The California Geological Survey</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>Plate 5 Los Angeles County Landslide Inventory Map</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐☐☒☐

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

☐☐☐☒

The East Montebello fault is located 5.9 miles east of the project site. It is unlikely that the property is subject to seismic ground shaking because the nearest seismic zone is located 5.7 miles north of the subject property. The project is not located in an area of liquefaction and the closest liquefaction zone is approximately 1.36 miles northwest of the property. A sewer area study is to be submitted to Public Works for review. The project will not involve substantial grading, import, or export.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ ☐ ☒ ☐

The project would not generate GHG's that may have a significant impact on the environment. Use of the 2011 California Emission Estimator Model (CalEEMod, version 2011.1.1) ("CalEEMod") indicates that the temporary construction activities of the project will generate approximately 133 metric tons of CO₂ equivalent emission per year (unmitigated). Temporary construction impacts include site preparation, the demolition of the existing commercial building, construction, paving, and the planting of landscaping. The construction period will be shorter than one year, approximately 2-6 months. GHGs would be emitted by construction equipment and worker vehicles; however, these GHG emissions would be short-term.

According to the CalEEMod Emissions Report, area source and operational activities will generate approximately 385 metric of tons of CO₂ equivalent emission per year (unmitigated). Operational or long-term annual GHG emissions attributed to the proposed project would be generated from the increased use of electricity and water and from vehicle trips generated by the project. Additionally, on weekdays, the number of driving vehicles will be reduced as the project includes a busing program for the students to the school, the parking lot is to be used by staff only as the student body is not at driving age, and the school is situated on 1st Street, which is a major public transportation thoroughfare. This will be coupled with the school's offering of discounted public transit passes to encourage the utilization of public transportation. The site is also within walking distance of 80-90% of the student body. These alternative modes of transportation will likely decrease the number of vehicular trips made to the property. Thus, the operational impacts are also less than significant.

Los Angeles County does not, at this time, have a climate action plan to compare these CO₂ amounts with. However, these CO₂ levels are approximately 0.052 percent of the SCAQMD GHG threshold of 10,000 metric tons per year for industrial facilities. Staff has determined that the CO₂ emissions calculated by the CalEEMod for this project are less than significant. The CalEEMod Emissions Report is attached.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ ☐ ☒ ☐

The project is required to comply with existing energy-saving regulations, including Title 24 of the California Code of Regulations and the Los Angeles County Green Building Ordinance.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

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h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

☐ ☐ ☐ ☒

Source: LA County Fire Department

ii) in a high fire hazard area with inadequate access?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iii) in an area with inadequate water and pressure to meet fire flow hazards?

☐ ☐ ☐ ☒

Source: LA County Fire Department

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

☐ ☐ ☐ ☒

The project is located in an urbanized area and is not within a Very High Fire Hazard Severity Zone. Adequate access from 1st Street, Rowan Avenue, and Townsend Avenue must be provided and minimum fire flow standards per LA County Fire Department will be required to be met. The site is adjacent to residential to the south and west, commercial to the north and west, and a school to the east. There are no public or private airports in the vicinity. The closest airport to the project site is El Monte Airport, which is approximately 17 miles away.

The project site is not listed as a hazardous materials site. The proposed middle school is not proposed to have any science laboratories or art classes. But, there will be cleaning supplies and materials used and stored on site, typical of any school.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ch. 12.84 and Title 22, Ch. 22.52)?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The proposed development (buildings and parking lot) would alter the topography of the site. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. However, this would be common for any development of the subject site. As pervious area is proposed to increase, runoff will decrease. The scope of this project requires the review and conceptual approval of a drainage and grading plan through the County Department of Public Works.

The proposed project will not involve or require the withdrawal of groundwater. In addition, given the relatively flat elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge. Therefore there is no impact.

There are no Federally-mapped 100-year flood hazard areas in the project vicinity. The closet is approximately 2.27 miles away. Therefore there is no impact. There is no dam or levee anywhere in the vicinity of the project site. Therefore there is no impact. The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow. The closest inland

water body is the Los Angeles River, which is about 2.14 miles away from the project site. Therefore there is no impact.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County General Plan</u>				
c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County Zoning Code</u>				
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: LA County General Plan and LA County Zoning Code

The proposed project includes the building for a middle school and an associated parking lot. The project site is surrounded mostly by developed properties. The proposed project would replace an existing commercial development and will be situated in between commercially-zoned and residentially-zoned areas. The proposed school is compatible with other existing commercial land uses and schools along 1st Street. The school is an allowed use in the C-3 (Unlimited Commercial) Zone with a Site Plan Review and its parking lot is allowed as transitional parking through a discretionary Director's Review and a revised exhibit "A" to the previously approved CUP 269 and ZEC 8906. The project site is designated at Categories LMD – Low/Medium Density Residential (17 du/acre) and MC – Major Commercial in the East Los Angeles Community Plan. As such, the proposed project will not physically divide an established community nor be inconsistent with the plan designations on the property and therefore there will be a less than significant impact. The project would also not conflict with any Hillside Management Criteria or SEA Conformance Criteria as the project is not located within an SEA or Hillside Management Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: California Department of Oil, Gas, and Geothermal Resources, Well Locations and Oil/Gas Fields, July 2008.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

There are no designated Mineral Resource Zones within the project area. The project site is not designated as a mineral resource recovery site; therefore the project would not result in the loss of availability of any locally important mineral resource recovery sites. As such, there is no impact.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Source: LA County Noise Standards</u>				
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Airport Influence Areas Policy Map, LA County General Plan: LA County Airport Land Use Commission

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not within the vicinity of a private airstrip.

There are no private airstrips or airports located in the vicinity of the project. Therefore, project implementation would not result in a safety hazard associated with a private airstrip for people residing or working in the project area. The most common sources of noise in the project vicinity are transportation-related, including automobiles and buses, and school-related noises. The primary source of roadway noise

near the project site is traffic along 1st Street. The project will be required to comply with LA County Noise standards. Insulated windows are proposed on the classroom buildings which will insulate the students from the traffic-generated noise coming from outside.

The project site itself is a sensitive receptor but its operation would generate noise levels that may periodically be audible by other sensitive receptors in the vicinity. However, noise levels are not expected to exceed the County's noise ordinance standards. Sensitive receptors near the project site may periodically hear increased noises (e.g., doors slamming, conversations, playing children, and school bells) associated with the operation of the school. Noise associated with parking lot activity, such as slamming car doors and squealing tires, is also common with the currently existing commercial use. However, parking lot noise from the proposed project would generally be lower than the existing traffic noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards as the parking lot will only be utilized by school staff and the frequency of cars parking and leaving the lot is potentially less than cars on a commercial development. There will generally be traffic into and out of the school at three main times during the day: before school starts, during lunch break, and when school ends. The project site is located across the street from an existing public school site, which has the same school-related noises, and adjacent to other commercial properties on the west and north, which has pedestrian and people-generated noises. Therefore, the proposed project would be compatible with these existing uses. There will not be any significant outdoor noise, such as playing children, as the proposal does not include an outdoor recreation area but school-related noises will mostly be confined inside the building. The proposed building is at least 150 feet from the residential properties to the south. Therefore, operational noise associated with project-related activities would be less than significant.

For noise generated during construction, the County regulates noise through the Los Angeles County Municipal Code, Title 12, Chapter 12.08, Noise Control. It states that no construction equipment may operate between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday, or at any time on Sunday or holidays, if the noise disturbance crosses a residential or commercial real property line.

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project would serve the existing student population in and around the immediate area by increasing schooling options. No substantial increase in population growth is anticipated as a result of this project. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan. Six of the eight parcels are currently residentially-zoned parcels. These lots are currently developed as parking lots and will continue to be used as parking lots for the school. No people would be displaced as there are no residential buildings on-site. The project does not include the development of new housing. Therefore, there will be no population and housing impacts of the proposed project.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? <u>Source: LA County Fire Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? <u>Source: LA County Sheriff's Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The LA County Fire Department provides fire protection services in the unincorporated County area. The closest fire station is Station No. 1, which is located at 1108 North Eastern Avenue, Los Angeles, CA 90063, approximately 2 miles northwest from the project site. The LA County Sheriff's Department provides Sheriff protection services in the unincorporated County area. The closest Sheriff Station is located at 5019 East Third Street, Los Angeles, CA 90022, approximately 2.9 miles east of the project site. The proposed charter school serves school-aged children, relieving nearby schools and school facilities. The Los Angeles Unified School District will be consulted.

The project might increase the demand for usage of existing parks and libraries in the area as school children may stop by to use these facilities after school. However, because the student body consists of local residents, the construction of the school will not create an increase in the population of the community. The closest public library is Los Angeles County East Los Angeles Library at 4837 East 3rd Street, Los Angeles, CA 90022, approximately 1.8 miles away. The closest park in the vicinity is Obregon Park that is approximately 0.60 miles from the project site located at 4021 East 1st Street, Los Angeles, CA 90063.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				

The project might have a slight impact on existing neighborhood recreational facilities as students might stop by nearby parks after school. However, a portion of the student body would be bused to and from the school and therefore the number of students who could potentially access the parks is limited. Also, because the student body consists of local residents, the construction of the school will not create an increase in the population of the community. No outdoor recreation area, recreational athletic fields, sports gymnasiums, or multipurpose buildings are proposed on the school campus as physical education is not part of the middle school's curriculum.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Result in inadequate emergency access?

☐☐☒☐

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

☐☐☒☐

h) Decrease the performance or safety of alternative transportation facilities?

☐☐☒☐

Temporary traffic impacts would result from the construction of the proposed project, generated by construction equipment and vehicles. However, these impacts are short-term and would be considered less than significant. Long-term traffic impacts would be from vehicle trips generated by the project, especially during peak hours. Peak hours will be prior to the start of the school day at 7:30 a.m. After school activities beginning at 3:30 p.m. would dissipate the after school traffic. The applicant proposes operating hours for the school that are to differ from those for Belvedere Elementary School, an existing public school directly east and across the street on Rowan Avenue, which has school operating hours of 8:00 a.m. and 2:30 p.m.

Any proposed traffic impacts are reduced due to the use of the parking lot by staff and occasional guests only since the student body of the middle school is not of driving age. Furthermore, the applicant is proposing more parking spaces on-site than the number of school staff to ease any parking demands. The applicant proposes an internal pick-up and drop-off area to eliminate queuing on the street. LA County Public Works will review the circulation plan and traffic study. The frequency of cars entering and leaving the lot is predictable and potentially less than those entering and leaving a commercial development on the same site. There will be two parking lot entrances on Rowan Avenue and one exit onto Townsend Avenue, creating a one-way traffic circulation pattern. Weekend traffic will be minimal as there will be limited school activities offered on Saturdays and none on Sundays.

Various other project features are proposed by the applicant to reduce vehicular trips and traffic impacts of the project. Alternate modes of transportation will be encouraged such as the providing of a school bus program. Also, the school is situated on 1st Street, a major public transportation thoroughfare, and the school will offer discounted public transit passes to students. Walking is also encouraged and it is noted that 80-90% of the student body lives within two miles of the project site. Thus, the traffic impacts of the project are less than significant.

Also, due to the proposed relocation of driveway entrances and exits, on-street parking meters/parking stalls along Townsend Avenue and Rowan Avenue will need to be adequately relocated/removed as determined by Public Works.

The project would not result in any air traffic pattern changes. The site is adjacent to residential properties to the south and west, commercial properties to the north and west, and a school to the east. There are no public airports, private airports, or airstrips in the vicinity. The closest airport to the project site is El Monte Airport, which is approximately 17 miles away.

The project is located in an urbanized area and is not within a Very High Fire Hazard Severity Zone. Adequate access from 1st Street, Rowan Avenue, and Townsend Avenue must be provided and minimum fire flow standards per LA County Fire Department will be required to be met. The applicant will be required to provide adequate emergency access as determined by the Fire Department.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

cause significant environmental effects?

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐☐☒☐

h) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

The project site is currently served and will continue to be served by public water and public sewer. The proposed school will arrange for trash disposal and will comply with all applicable regulations related to solid waste. Electricity service to the school will be provided by Southern California Edison and the building will be designed to consume at least 15% less energy than allowed, complying with the County's Green Building Ordinance requirements. A Standard Urban Storm water Mitigation Plan (SUSMP) is required, to be reviewed by Public Works. Also, a sewer area study is required to be reviewed by Public Works. Since the demand for water, wastewater treatment, and solid waste disposal attributable to this project is expected to be minimal compared to the amount of services being offered to the service area, the impact on utilities and service systems is determined to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>				

Pacific Charter Middle School
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Junior High School	24.79	1000sqft
Parking Lot	40.8	1000sqft

1.2 Other Project Characteristics

Urbanization Urban

Wind Speed (m/s) 2.2

Utility Company Southern California Edison

Climate Zone 9

Precipitation Freq (Days) 33

1.3 User Entered Comments

Project Characteristics -

Land Use - Based on the information provided by the applicant.

Demolition -

Land Use Change -

Sequestration -

Mobile Land Use Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.94	1.24	0.87	0.00	0.03	0.08	0.12	0.00	0.08	0.09	0.00	133.34	133.34	0.01	0.00	133.63
Total	0.94	1.24	0.87	0.00	0.03	0.08	0.12	0.00	0.08	0.09	0.00	133.34	133.34	0.01	0.00	133.63

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2011	0.94	1.24	0.87	0.00	0.01	0.08	0.09	0.00	0.08	0.09	0.00	133.34	133.34	0.01	0.00	133.63
Total	0.94	1.24	0.87	0.00	0.01	0.08	0.09	0.00	0.08	0.09	0.00	133.34	133.34	0.01	0.00	133.63

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.31	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	62.72	62.72	0.00	0.00	63.11
Mobile	0.25	0.60	2.44	0.00	0.33	0.02	0.35	0.01	0.02	0.04	0.00	300.89	300.89	0.02	0.00	301.28
Waste						0.00	0.00		0.00	0.00	6.54	0.00	6.54	0.39	0.00	14.66
Water						0.00	0.00		0.00	0.00	0.00	6.19	6.19	0.02	0.00	6.68
Total	0.56	0.61	2.45	0.00	0.33	0.02	0.35	0.01	0.02	0.04	6.54	369.80	376.34	0.43	0.00	385.73

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.31	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	62.72	62.72	0.00	0.00	63.11
Mobile	0.25	0.60	2.44	0.00	0.33	0.02	0.35	0.01	0.02	0.04	0.00	300.89	300.89	0.02	0.00	301.28
Waste						0.00	0.00		0.00	0.00	6.54	0.00	6.54	0.39	0.00	14.66
Water						0.00	0.00		0.00	0.00	0.00	6.19	6.19	0.02	0.00	6.68
Total	0.56	0.61	2.45	0.00	0.33	0.02	0.35	0.01	0.02	0.04	6.54	369.80	376.34	0.43	0.00	385.73

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
New Trees					21.24
Vegetation Land Change					0.00
Total					21.24

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Demolition - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.08	0.05	0.00		0.01	0.01		0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71
Total	0.01	0.08	0.05	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44	1.44	0.00	0.00	1.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57	0.57	0.00	0.00	0.58
Total	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01	2.01	0.00	0.00	2.02

3.2 Demolition - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.01	0.08	0.05	0.00		0.01	0.01		0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71
Total	0.01	0.08	0.05	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	6.69	6.69	0.00	0.00	6.71

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44	1.44	0.00	0.00	1.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57	0.57	0.00	0.00	0.58
Total	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01	2.01	0.00	0.00	2.02

3.3 Site Preparation - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03

3.3 Site Preparation - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.03

3.4 Grading - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.12
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.12

3.4 Grading - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34
Total	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34	0.00	0.00	1.34

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.12
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.12

3.5 Building Construction - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44
Total	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.11	0.08	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	13.68	13.68	0.00	0.00	13.70
Worker	0.01	0.01	0.13	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	16.09	16.09	0.00	0.00	16.11
Total	0.02	0.12	0.21	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	29.77	29.77	0.00	0.00	29.81

3.5 Building Construction - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44
Total	0.13	0.96	0.55	0.00		0.07	0.07		0.07	0.07	0.00	88.22	88.22	0.01	0.00	88.44

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.01	0.11	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.68	13.68	0.00	0.00	13.70
Worker	0.01	0.01	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.09	16.09	0.00	0.00	16.11
Total	0.02	0.12	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.77	29.77	0.00	0.00	29.81

3.6 Paving - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.52	0.00	0.00	0.52
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.52	0.00	0.00	0.52

3.6 Paving - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.04	0.02	0.00		0.00	0.00		0.00	0.00	0.00	3.19	3.19	0.00	0.00	3.20

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.52	0.00	0.00	0.52
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.52	0.00	0.00	0.52

3.7 Architectural Coating - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.76					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.76	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.17
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.17

3.7 Architectural Coating - 2011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.76					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64
Total	0.76	0.01	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.64	0.64	0.00	0.00	0.64

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.17
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.17	0.00	0.00	0.17

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.25	0.60	2.44	0.00	0.33	0.02	0.35	0.01	0.02	0.04	0.00	300.89	300.89	0.02	0.00	301.28
Unmitigated	0.25	0.60	2.44	0.00	0.33	0.02	0.35	0.01	0.02	0.04	0.00	300.89	300.89	0.02	0.00	301.28
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Junior High School	341.61	0.00	0.00	603,937	603,937
Parking Lot	0.00	0.00	0.00		
Total	341.61	0.00	0.00	603,937	603,937

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Junior High School	8.90	13.30	7.40	72.80	22.20	5.00
Parking Lot	8.90	13.30	7.40	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	48.31	48.31	0.00	0.00	48.61
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	48.31	48.31	0.00	0.00	48.61
NaturalGas Mitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49
NaturalGas Unmitigated	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Junior High School	269963	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Junior High School	269963	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00	0.00	14.41	14.41	0.00	0.00	14.49

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Junior High School	166093					48.31	0.00	0.00	48.61
Parking Lot	0					0.00	0.00	0.00	0.00
Total						48.31	0.00	0.00	48.61

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Junior High School	166093					48.31	0.00	0.00	48.61
Parking Lot	0					0.00	0.00	0.00	0.00
Total						48.31	0.00	0.00	48.61

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.31	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unmitigated	0.31	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.08					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.24					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.08					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.24					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.32	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					6.19	0.02	0.00	6.68
Unmitigated					6.19	0.02	0.00	6.68
Total	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Junior High School	0.511195 / 1.3145					6.19	0.02	0.00	6.68
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						6.19	0.02	0.00	6.68

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Junior High School	0.511195 / 1.3145					6.19	0.02	0.00	6.68
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Total						6.19	0.02	0.00	6.68

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					6.54	0.39	0.00	14.66
Unmitigated					6.54	0.39	0.00	14.66
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Junior High School	32.23					6.54	0.39	0.00	14.66
Parking Lot	0					0.00	0.00	0.00	0.00
Total						6.54	0.39	0.00	14.66

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Junior High School	32.23					6.54	0.39	0.00	14.66
Parking Lot	0					0.00	0.00	0.00	0.00
Total						6.54	0.39	0.00	14.66

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					21.24	0.00	0.00	21.24
Total	NA	NA	NA	NA	NA	NA	NA	NA

9.1 Vegetation Land Change

Vegetation Type

	Initial/Final	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Acres	tons				MT			
Others	0 / 0.3					0.00	0.00	0.00	0.00
Total						0.00	0.00	0.00	0.00

9.1 Net New Trees

Species Class

	Number of Trees	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
		tons				MT			
Miscellaneous	30					21.24	0.00	0.00	21.24
Total						21.24	0.00	0.00	21.24



State of California - The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
1416 9th Street, 12th Floor
Sacramento, CA 95814
www.dfg.ca.gov

EDMUND G. BROWN, JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination Form

Applicant Name: Pacific Charter School Development

Date Submitted: March 2, 2012

Applicant Address: 316 West 2nd Street, Suite 900, Los Angeles, CA 90012

Project Name: Pacific Charter Middle School

CEQA Lead Agency: County of Los Angeles, Department of Regional Planning

CEQA Document Type: (ND, MND, EIR) Negative Declaration

SCH Number and/or local agency ID number: Project No. R2011-01275, Case No. RPP201101088

Project Location: 3650 East 1st Street; 113, 125, 129, 133 South Rowan Avenue; and 120, 128, 133 South Townsend Avenue, East Los Angeles

Brief Project Description: To establish, operate, and maintain a charter middle school with a student body of 450 students and 26 faculty members. The proposed development will consist of one two-story school building and a parking lot. The property is located in the C-3 zone (Unlimited Commercial) and R-2 (Two-Family Residence) zone. A discretionary Director's Review is required for transitional parking located within the R-2 zone that is within 100 feet of the adjacent C-3 zone. The southern-most 50 feet of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. Currently, there is a commercial building on-site, which will be demolished and removed from the project site.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

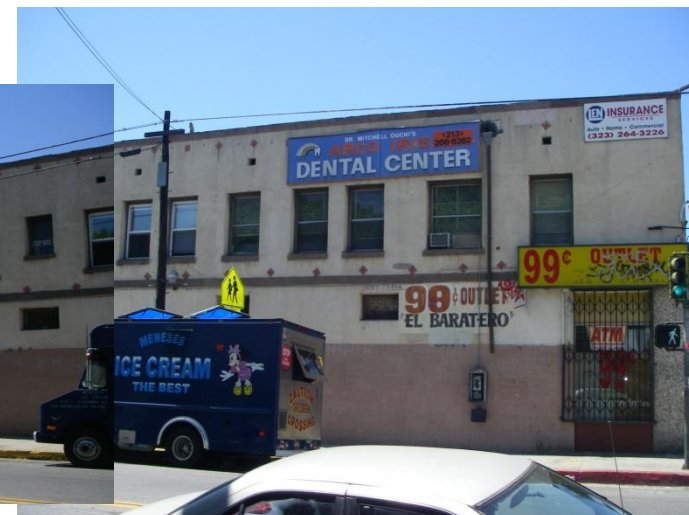
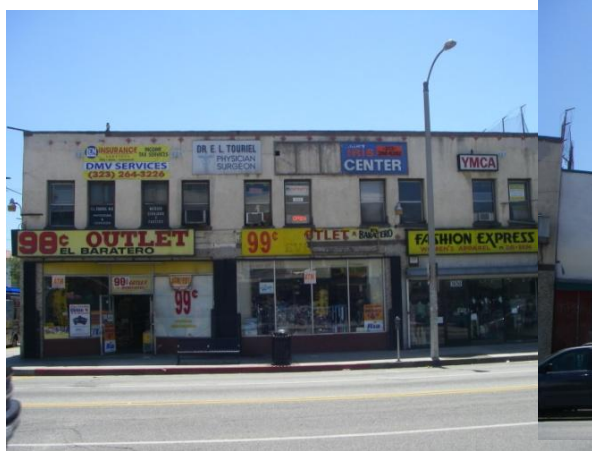
Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

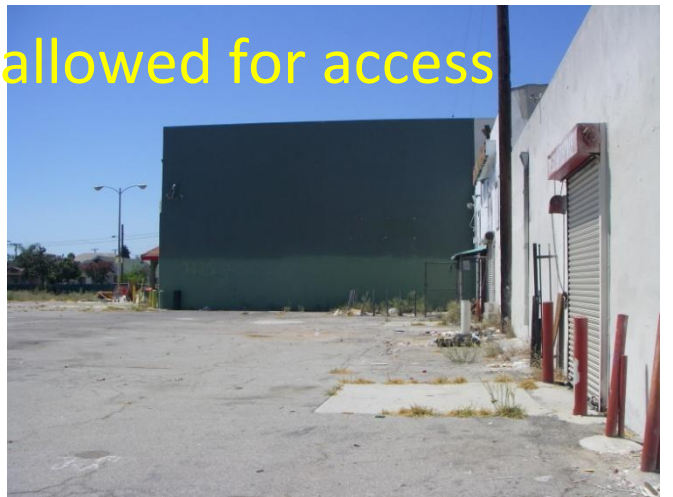
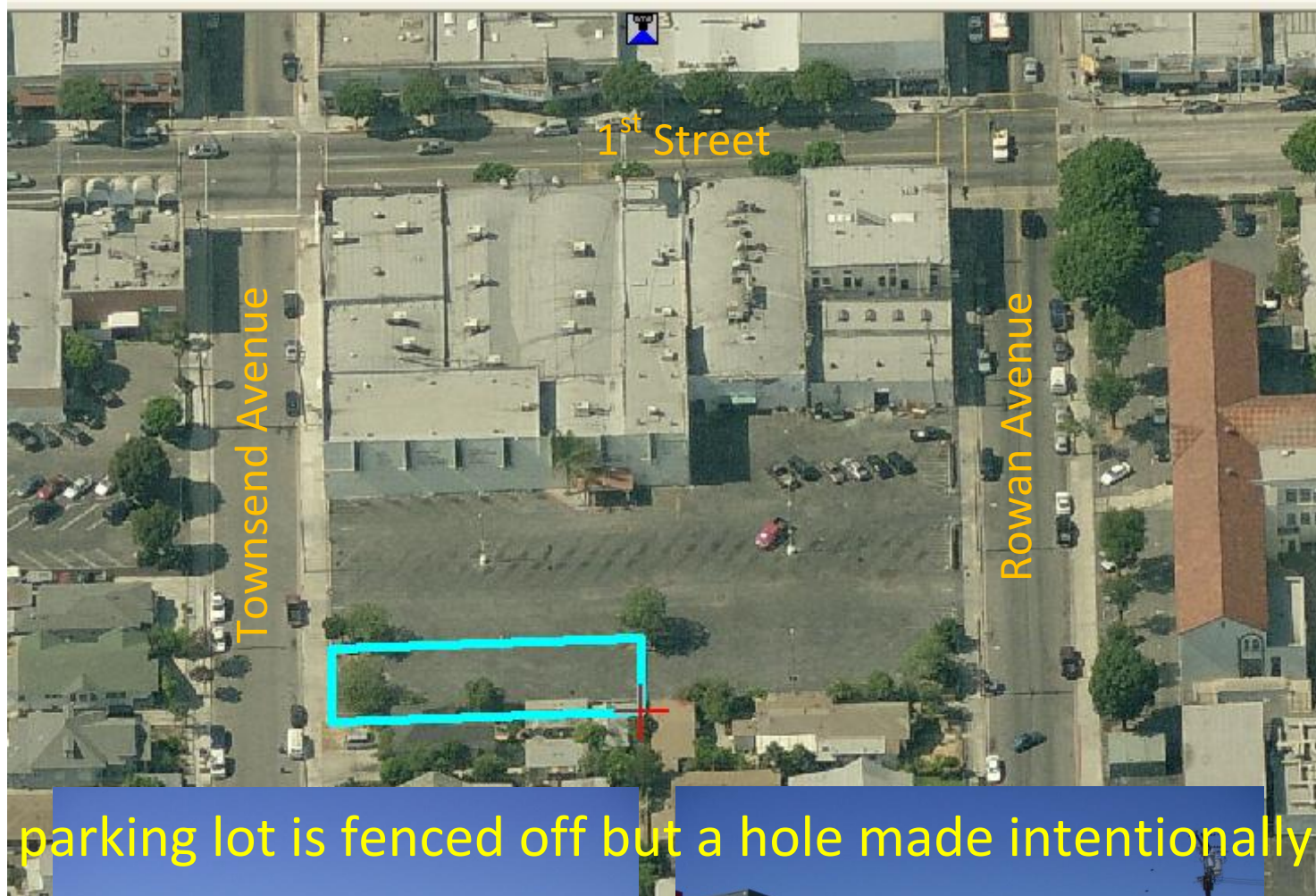
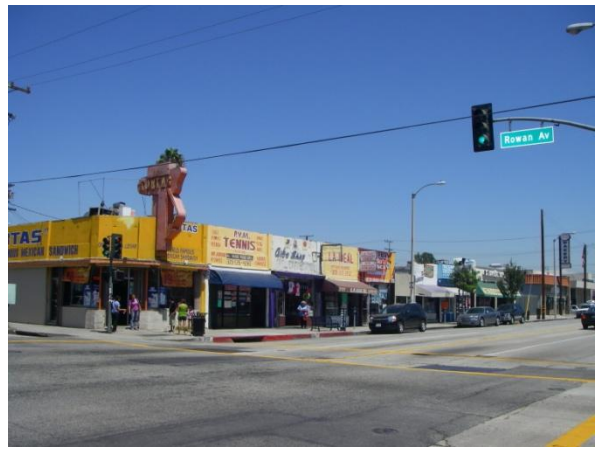
DFG Approval By: Lh White-Rub Leslee Newton-Reed Date: 3-14-2012

Title: Environmental Scientist

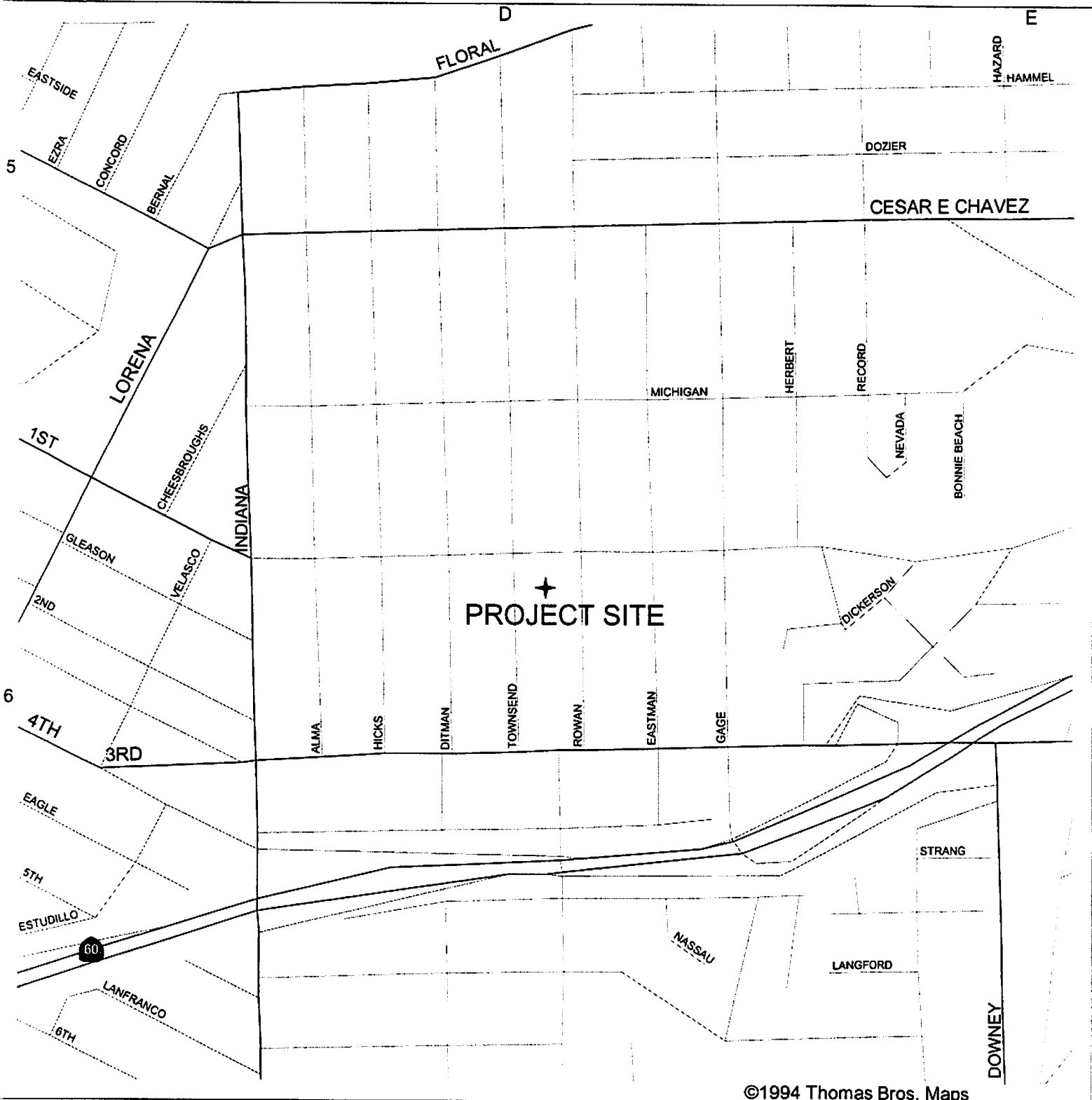
CALIFORNIA DEPT. OF FISH AND GAME
SOUTH COAST REGION
3883 RUFFIN ROAD
SAN DIEGO, CA 92123

Conserving California's Wildlife Since 1870





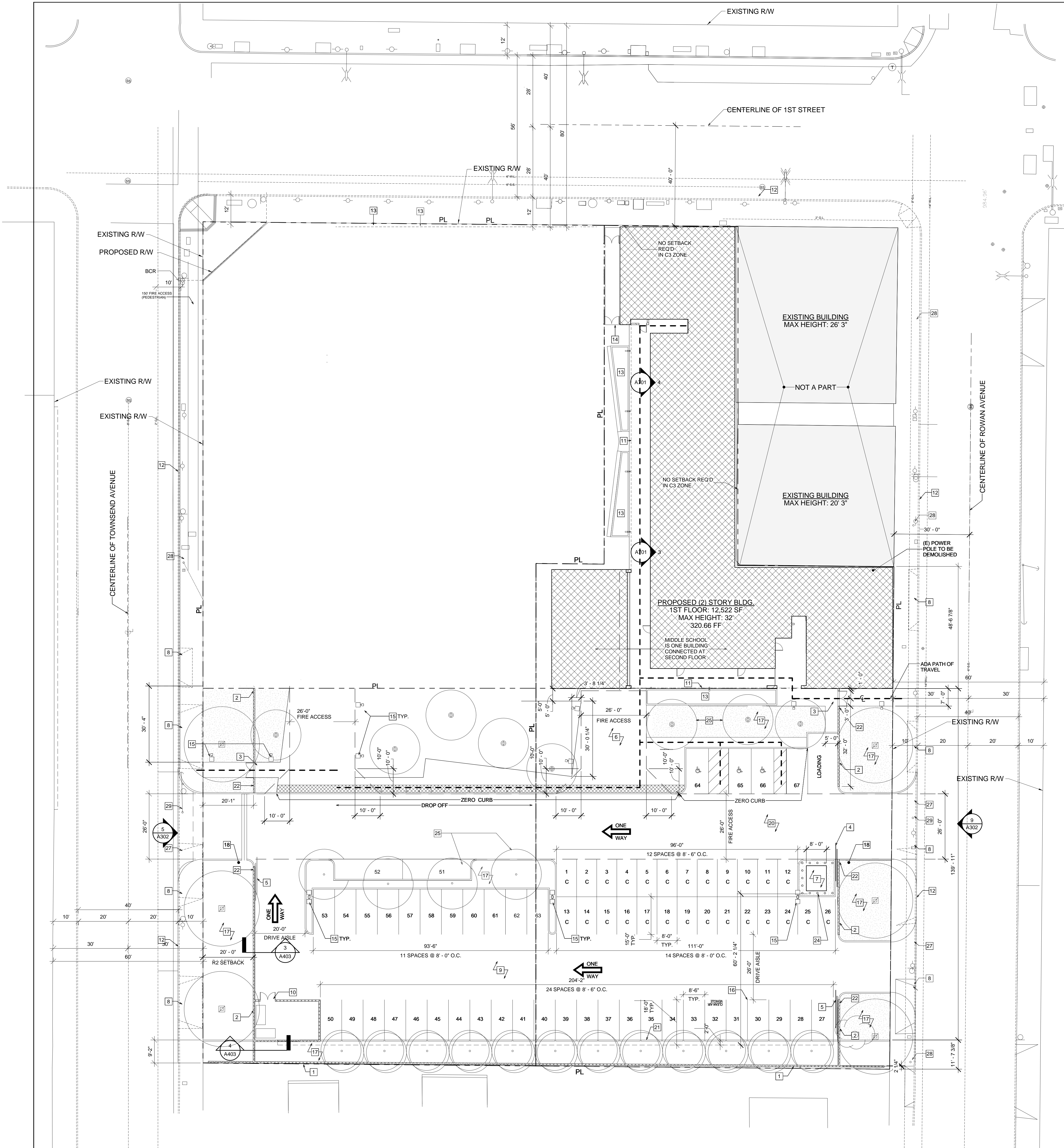
Current dilapidated parking lot is fenced off but a hole made intentionally allowed for access



VICINITY MAP

SITE : 3640 1ST STREET

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM



TOTAL SITE AREA ANALYSIS

TOTAL SITE AREA	55,323 SF	%
TOTAL BUILDING FOOTPRINT	12,684 SF	23%
TOTAL LANDSCAPED AREA	12,903 SF	23%
TOTAL HARDCAPED AREA (INCL. PARKING)	29,736 SF	54%

AREA ANALYSIS PER ZONE

TOTAL C3 AREA	14,153 SF	%
TOTAL BUILDING FOOTPRINT	12,684 SF	90%
TOTAL LANDSCAPED AREA	751 SF	5%
TOTAL HARDCAPED AREA	718 SF	5%

TOTAL R2 AREA	41,170 SF	%
TOTAL BUILDING FOOTPRINT	0 SF	0%
TOTAL LANDSCAPED AREA	12,152 SF	30%
TOTAL HARDCAPED AREA (INCL. PARKING)	29,018 SF	70%

PARKING REQUIRED ANALYSIS

PARKING REQUIREMENT	1 SPACE FOR EVERY CLASSROOM (PER 22.52,1200 A)
# OF CLASSROOMS	20
REQUIRED # OF PARKING SPACES	20

PARKING PROVIDED

TOTAL PARKING PROVIDED	67 SPACES, INCLUDING HANDICAPPED AND LOADING
TOTAL HC PARKING PROVIDED	3 SPACES (2 STANDARD AND 1 VAN)
TOTAL COMPACT PROVIDED	26 SPACES (38% OF TOTAL PARKING)

BUILDING AREA TABLE

TOTAL (E) BUILDING AREA TO BE DEMOLISHED	8,417 SF
TOTAL (N) BUILDING AREA TO BE BUILT	24,786 SF

DRIVEWAY NOTES

1. THE PROPOSED DRIVEWAYS ON ROWAN AVENUE SHALL BE RESTRICTED TO INGRESS ONLY. THE DRIVEWAY ON TOWNSEND AVENUE SHALL BE RESTRICTED TO EGRESS ONLY. APPROPRIATE SIGNAGE SHALL BE INSTALLED AT THE DRIVEWAYS TO THE SATISFACTION OF PUBLIC WORKS.
2. THERE SHALL BE NO LANDSCAPING OR OTHER OBSTRUCTIONS ABOVE 3 FEET IN HEIGHT WITHIN 10 FEET OF THE PROPOSED DRIVEWAY.

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.
2. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MIN. 4" HIGH WITH A STROKE WIDTH OF .5". FIRE CODE 505.1.
3. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2125 GPM. AT 20 PSI RESIDUAL PRESSURE. FOR A DURATION OF 2 HOURS OVER AND ABOVE MAX. DAILY DOMESTIC DEMAND. FIRE CODE 508.3 AND FIRE DEPT. REGULATION 8.
4. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS 1250 GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE 2500 GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING 1250 GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 508.5.1 AND FIRE DEPT. REGULATION 8.
5. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2". BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPT. REGULATION 8. FIRE CODE 508.1.1.
6. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
7. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2.
8. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPT REP AND NO UNDERGROUND PIPING OR THURST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPT REP HAD BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5.
9. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2.
10. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
11. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
12. ASSEMBLY AREAS NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, IN A GROUP E OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HAZARD WARE. BUILDING CODE 1006.1.9.
13. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH BUILDING CODE 801 AND TABLE 803.5.
14. CURTAINS, DRAPERIES, HANGINGS AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA701. BUILDING CODE 806.
15. EVERY BUILDING USED FOR EDUCATIONAL PURPOSES, REGARDLESS OF OCCUPANCY CLASSIFICATION, SHALL BE PROVIDED WITH AN APPROVED FIRE ALARM SYSTEM. SUBMIT PLANS TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BUILDING CODE 907.2.3.2.
16. COMPLY WITH BUILDING CODE 1008.2 REGARDING GATES. LOCKING DEVICES ARE TO COMPLY WITH LA COUNTY FIRE REGULATION #5.
17. A KEY BOX SHALL BE PROVIDED AND MAINTAINED AT EACH GATE, IN ACCORDANCE WITH FIRE CODE 506, AND AS SET FORTH IN FIRE DEPT. REGULATION 5.

SITE PLAN KEYNOTES

- 1 (E) BLOCK WALL TO REMAIN
- 2 6" HIGH BLOCK WALL WITH PLASTER FINISH
- 3 6" HIGH WROUGHT IRON GATE
- 4 6" HIGH WROUGHT IRON ELECTRIC ROLLING AUTO-GATE
- 5 6" HIGH WROUGHT IRON MANUAL ROLLING AUTO-GATE
- 6 CONCRETE PAD OR WALK, NATURAL GRAY, TOPCAST #5. SEE CIVIL DWGS FOR EXPANSION AND JOINT LAYOUT.
- 7 (N) TRANSFORMER ON CONCRETE PAD WITH FILLED 4" STEEL BOLLARDS SURROUNDING
- 8 (E) DRIVEWAY TO BE CLOSED
- 9 ASPHALT, REFER TO CIVIL GRADING PLAN
- 10 TRASH / RECYCLING ENCLOSURE
- 11 LINE OF 2ND FLOOR ABOVE
- 12 FACE OF CURB
- 13 RAISED SUSUMP PLANTER, REFER TO LANDSCAPE
- 14 FIRE SPRINKLER RISER CLOSET
- 15 POLE MOUNTED LIGHT FIXTURE
- 16 PAVEMENT PAINT, TYP.
- 17 PLANTING AREA, REFER TO SHEET L101
- 18 KEYPAD TO OPERATE ELECTRIC GATE
- 19 FUTURE PLANTER
- 20 AUTO GATE LOOPS
- 21 4" SLOT IN CURB @ 8'-6" O.C., TYP.
- 22 KNOX BOX @ WALL
- 23 INTERCOM AS PROVIDED BY GATE INSTALLER
- 24 FILLED 4" STEEL PIPE BOLLARD
- 25 NEW TREE TYP., SEE LANDSCAPE DRAWINGS
- 26 ADA CURB RAMP PER SPPWC STANDARDS PLAN
- 27 CONCRETE DRIVEWAY PER SPPWC STANDARD PLAN
- 28 EXISTING POWER POLE
- 29 POWER POLE TO BE RELOCATED
- 30 NEW CONCRETE CURB AND GUTTER
- 31 UPGRADE TRAFFIC SIGNAL
- 32 HOSE BIBB TO BE RECESSED IN WALL W/ KEY ACCESS
- 33 TRUNCATED DOME PAVERS 1'-0" X 1'-0", TYP. IN HATCHED AREA.
- 34 BOLLARD
- 35 LINTEL AT BASE OF CMU TO ALLOW DRAINAGE OF BIOSWALE
- 36 NEW FIRE HYDRANT, 6" X 4" X 2-1/2", NEW UNDERGROUND PIPING 6"
- 37 BIKE RACK W/ PARKING FOR 5 BIKES

SITE PLAN GENERAL NOTES

1. ESTIMATED GRADING QUANTITIES AS FOLLOWS: CUT=200 CUBIC YARDS, FILL=0 CUBIC YARDS, OVEREXCAVATION=4,400 CUBIC YARDS, NET=200 CUBIC YARDS
2. PROPOSED PROJECT TO BE IN FULL COMPLIANCE WITH CALIFORNIA GREEN BUILDING ORDINANCE, OR CALGREEN.
3. LANDSCAPING TO BE IN COMPLIANCE WITH DROUGHT TOLERANT PLANT REQUIREMENTS.
4. THE GOVERNING BOARD OF EVERY PUBLIC SCHOOL DISTRICT, AND THE GOVERNING AUTHORITY OF EVERY PRIVATE SCHOOL, WHICH MAINTAINS ANY BUILDING USED FOR THE INSTRUCTION OR HOUSING OF SCHOOL PUPILS ON LAND ENTIRELY ENCLOSED BY FENCES OR WALLS, SHALL, THROUGH COOPERATING WITH THE LOCAL LAW ENFORCEMENT AND FIRE-PROTECTION AGENCIES HAVING JURISDICTION OF THE AREA, MAKE PROVISIONS FOR THE ERECTION OF GATES IN SUCH FENCES OR WALLS. THE GATES SHALL BE OF SUFFICIENT SIZE TO PERMIT THE ENTRANCE OF THE AMBULANCES, POLICE EQUIPMENT AND FIRE-FIGHTING APPARATUS USED BY THE LAW ENFORCEMENT AND FIRE PROTECTION AGENCIES. THERE SHALL BE NO LESS THAN ONE ACCESS TO EACH GATE AND THERE SHALL BE AS MANY SUCH GATES AS NEEDED TO ASSURE ACCESS TO ALL MAJOR BUILDINGS AND GROUND AREAS. IF SUCH GATES ARE TO BE EQUIPPED WITH LOCKS, THE LOCKING DEVICES SHALL BE DESIGNED TO PERMIT READY ENTRANCE BY THE USE OF THE CHAIN OR BOLT CUTTING DEVICES WITH WHICH THE LOCAL LAW ENFORCEMENT AND FIRE PROTECTION AGENCIES MAY BE EQUIPPED.
5. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST W/O AUXILIARY RESTRAINING DEVICES.

LEGEND

- PROPOSED MIDDLE SCHOOL BUILDING
- LANDSCAPED AREA
- TACTILE PAVING, TRUNCATED DOMES
- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE

PROJECT

ALLIANCE COLLEGE-READY MIDDLE ACADEMY #8

113 S. Rowan Avenue
Los Angeles, CA 90063

Assessor I.D. Numbers:
5232-016-034
5232-016-007
5232-016-036
5232-016-008
5232-016-035
5232-016-010
5232-016-005
5232-016-009

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Fax. (661) 291-6213

Abhe Landscape Architects

8729 Washington Blvd.
Culver City, CA 90232
Tel. (310) 838-0448
Fax. (310) 304-2664



Proposed Site Plan

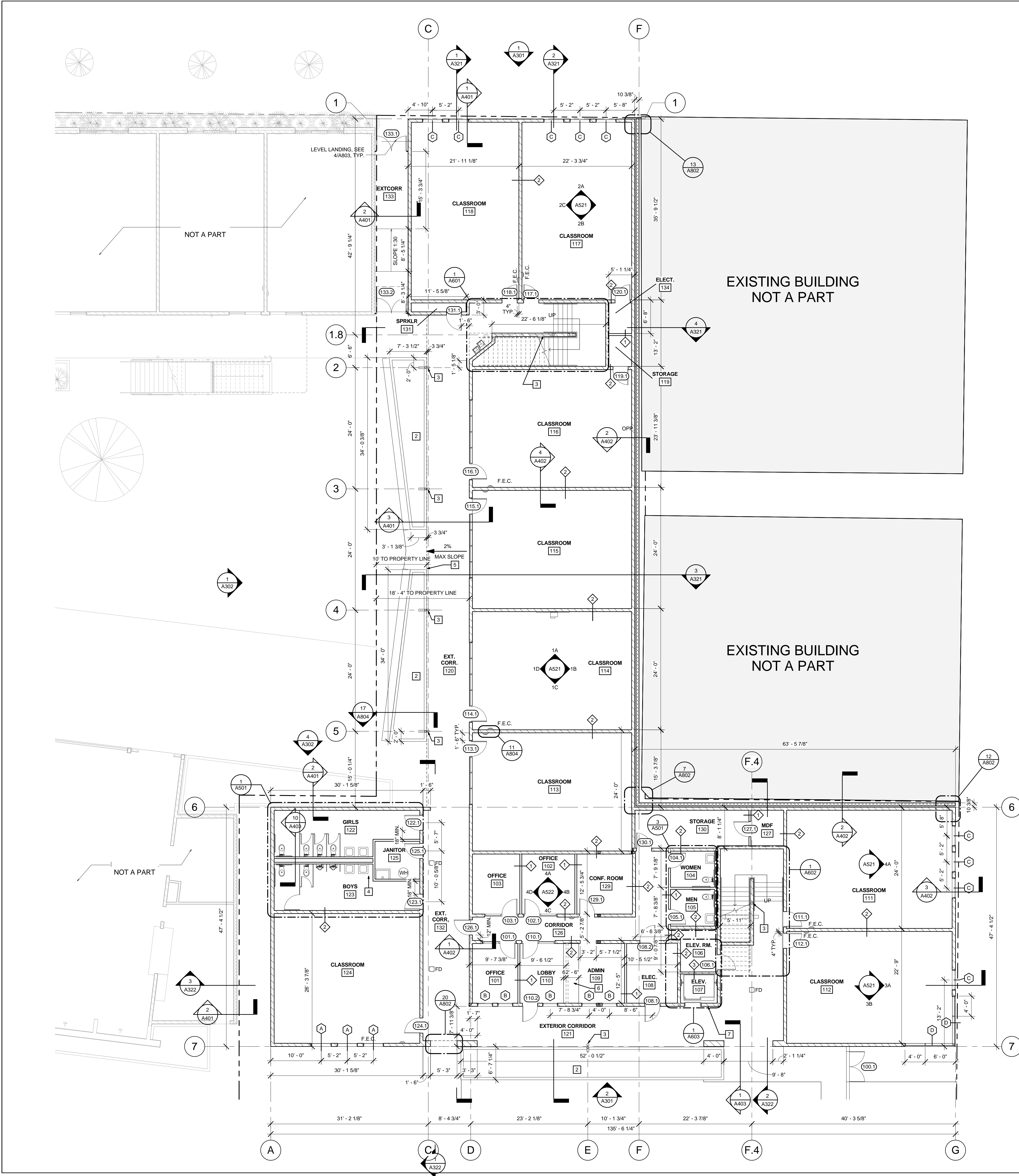
ISSUES

County Submittal	11/30/2011
1 Submittal Backcheck	02/14/2012
Submittal Backcheck	03/13/2012
Submittal Backcheck	05/03/2012

Job Number: 11-04.3

Description:

Proposed Site Plan



FLOOR PLAN KEYNOTES	
KEYNOTE NUMBER	DESCRIPTION
1	NEW SHAFT
2	RAISED CONCRETE PLANTER
3	EXPOSED STEEL PIPE COLUMN, PAINTED PER UL X615 FOR 1 HR RATING, SEE 4/A401
4	HOT WATER HEATER, SEE PLUMBING
5	DASHED LINE DENOTES ROOF OVERHANG ABOVE 2ND FLR BALCONY
6	DESKTOP 34" A.F.F. OPEN TO LOBBY
7	EMERGENCY TWO WAY COMMUNICATION PHONE AND SIGNAGE W/ DIRECTIONS FOR CALL BOXES PER 1007.8. WRAP RECESSED BOX WITH (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD IN STUD WALL

- GENERAL FLOOR PLAN NOTES**
- REFER TO 1/A521 FOR TYPICAL CLASSROOM INTERIOR ELEVATIONS.
 - ALL DIMENSIONS ARE TO FINISHED FACE OF WALL.
 - FLOOR SUBSTRATE IS SLAB ON GRADE CONCRETE. SUBSTRATE TO BE PREPARED FOR A SMOOTH APPLICATION OF THE FLOOR, FINISHED AND SEALED.
 - WALL CONSTRUCTION IS WOOD STUDS. WALLS TO BE STRAIGHT AND PLUMB, 1/4" / 10'-0" TOLERANCE.
 - AUTOMATIC FIRE ALARM SYSTEM TO BE PROVIDED THROUGHOUT, REFER TO GENERAL NOTES SHEET A001.
 - MONITORED FIRE SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT, REFER TO GENERAL NOTES SHEET A001.
 - FOR TYPICAL CURB DETAILS, REFER TO 14/A804 AND 15/A804.
 - SEE ENLARGED PLANS FOR NOTES AND PARTITION TYPES WHERE KEYED.
 - FOR REFERENCE, FINISH FIRST FLOOR IS SET TO 0'-0".
 - MDF ROOM 127, ALL WALLS TO BE COVERED WITH 1" FIRE TREATED PLYWOOD TO 8' HIGH.
 - PROVIDE 16 GA. FLAT BACKING FOR PROJECTOR SCREENS, WHITE BOARDS, TACK BOARDS, AND MILLWORK FASTENED TO WALLS.
 - AT HALLWAY 131 GYP. BD. TO BE USG. 5/8" FIBEROCK BRAND VHI ABUSIVE RESISTANT PANELS TO 4'-0" HIGH.
 - RESTROOMS 104, 105, 122, AND 123 TO HAVE A DEPREESSED SLAB, MINIMUM OF 4" TO ALLOW FOR A TILE FLOOR SLOPED TO DRAIN.
 - FOR LIGHT SWITCH AND THERMOSTAT LOCATIONS, REFER TO SHEETS 221, 222.
 - SEE DOOR SCHEDULE FOR ALUMINUM STOREFRONT TYPES.
 - CEMENT FIBER BOARD SIDING INDICATED ON THE EXTERIOR ELEVATIONS IS TO BE HARD PLANK OR EQUAL, 1/4" THICK PANELS, MECHANICALLY FASTENED WITH EXPOSED, PAINTED SCREWS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
 - WIRE ROPE GUARD RAILS AS SHOWN ON EXTERIOR ELEVATIONS TO BE 3/16" DIA. WIRE ROPE, SPACED AT 4" O.C. MAX. CABLE AND FITTINGS TO BE STAINLESS STEEL, C.R. LAURENCE OR EQUAL.
 - EXTERIOR GYPSUM BOARD SHEATHING WHERE INDICATED ON WALL SECTIONS TO BE USG SHEET ROCK BOARD GYPSUM SHEATHING, WATER-REPELLANT FACE, 5/8" FIRE CORE, TYPE "X" GYPSUM CORE PER ASTM C1396.
 - ALL GYP. BD. THROUGHOUT TO BE TYPE "X".
 - ALL EXPOSED METAL FLASHING AND TRIM TO BE PAINTED. CONCEALED OR NON-EXPOSED FLASHING TO BE GALVANIZED.
 - ALL EXTERIOR WALLS TO HAVE R-19 BATT INSULATION. JOHNS MANVILLE, FORMALDAHYDE FREE, FOIL FACED.
 - ALL INTERIOR WALLS TO HAVE ACOUSTIC BATT INSULATION, JOHNS MANVILLE, FORMALDAHYDE FREE.

PARTITION TYPE SCHEDULE				
Type	Width	Height	Fire Rating	Description
1	0' - 4 3/4"	TO DECK	-	(1) LAYER-5/8" DRYWALL, 2X4 WOOD STUD, (1) LAYER-5/8" DRYWALL
2	0' - 7 1/4"	TO DECK	1 HOUR	(1) LAYER - 5/8" TYPE "X" DRYWALL, 2X6 WOOD STUD, (1) LAYER 1/2" PLYWOOD SHEATHING, (1) LAYER 5/8" TYPE "X" DRYWALL, PER TABLE 720.1(2) 14-1.3. SEE STRUCTURAL DWGS FOR SHEAR WALLS WITH 1/2" PLYWOOD ON BOTH SIDES OF STUDS. TYP. WALL SECTION 4/A402
3	0' - 4 3/4"	VARIES	1 HOUR	MECHANICAL CHASE WALL: (1) LAYER-5/8" TYPE "X" DRYWALL, (1) LAYER-2X4 STUD, (1) LAYER-5/8" TYPE "X" DRYWALL, PER 720.1(2) 14-1.3. TYP. WALL SECTION 2/A403.
4	0' - 4 1/8"	TO DECK	-	PLUMBING CHASE WALL: WALL TILE TO 48", (1) 5/8" CEMENTIOUS BACKER BOARD, 2X4 WOOD STUD, SEE 10/A403

- FLOOR PLAN LEGEND**
- 1 HOUR RATED WOOD STUD WALL, PROTECTION OF BEARING WALLS PER TABLE 601, 1 HR RATED EXTERIOR WALLS PER TABLE 602
 - 1 HOUR RATED CMU EXTERIOR WALL, PER TABLE 602
 - NON RATED WOOD STUD PARTITION
 - DOOR NUMBER.
 - ROOM NAME AND NUMBER
 - GRID NOTATION
 - INTERIOR ELEVATION MARKER
 - FLOOR PLAN KEYNOTE
 - INTERIOR PARTITION TYPE. SEE SCHEDULE FOR RATINGS
 - PROPERTY LINE
 - F.E.C. FIRE EXTINGUISHER CABINET, SEE 11/A804 FOR DETAIL
 - WINDOW TAG, FOR STOREFRONT DOORS, SEE DOOR TYPE ELEVATIONS

PROJECT

ALLIANCE COLLEGE-READY MIDDLE ACADEMY #8

113 S. Rowan Avenue
Los Angeles, CA 90063

Assessor I.D. Numbers:
5232-016-034
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CLIENT

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ARCHITECT

berliner and associates

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First Floor Plan

ISSUES

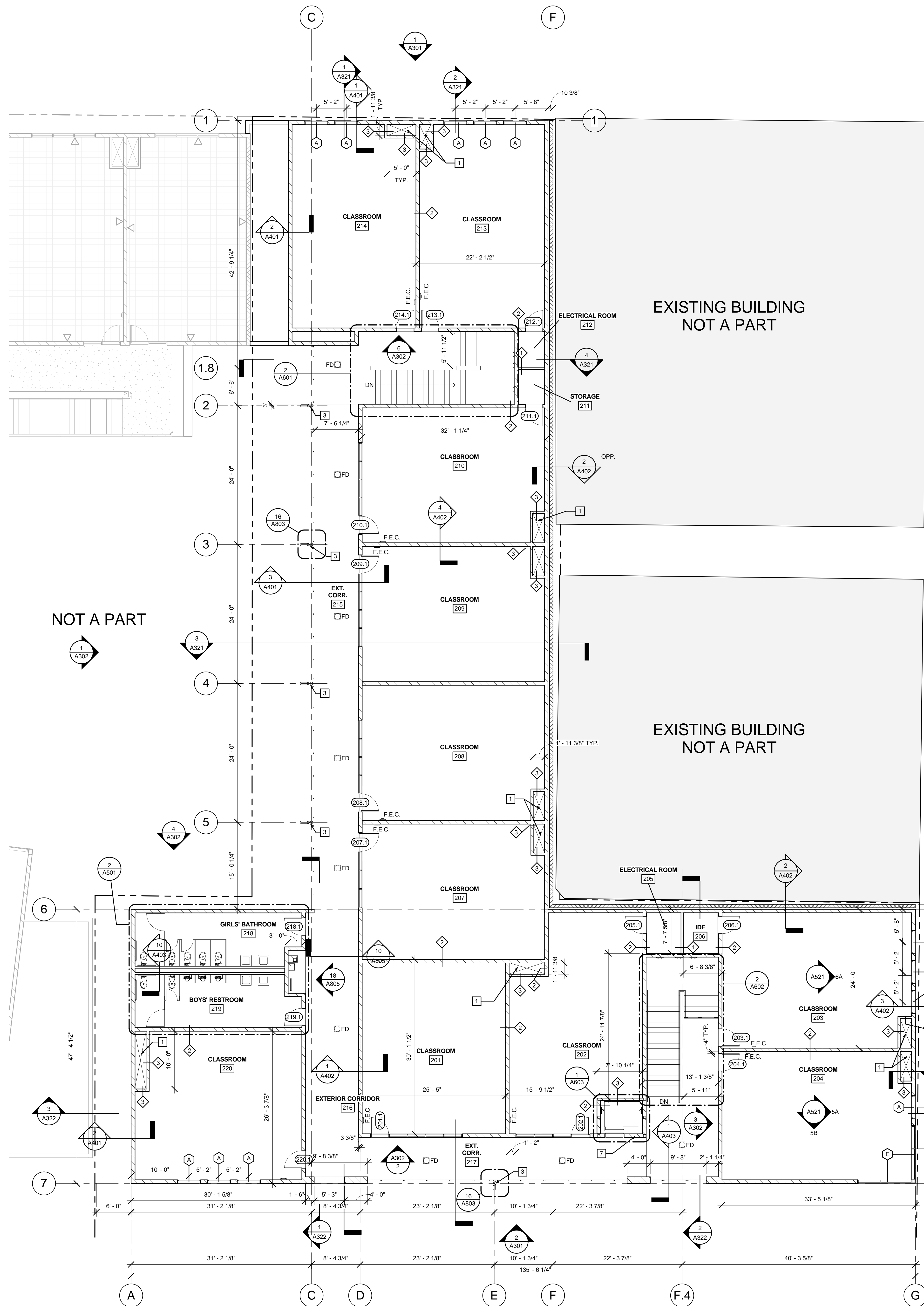
County Submittal	11/30/2011
1 Submittal Backcheck	02/14/2012
Submittal Backcheck	03/13/2012
Submittal Backcheck	05/03/2012

Job Number: 11-04.3

Description:

First Floor Plan

A201



FLOOR PLAN KEYNOTES	
KEYNOTE NUMBER	DESCRIPTION
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PARTITION TYPE SCHEDULE				
Type	Width	Height	Fire Rating	Description
1	0'-4 3/4"	TO DECK	-	(1) LAYER-5/8" DRYWALL, 2X4 WOOD STUD, (1) LAYER-5/8" DRYWALL
2	0'-7 1/4"	TO DECK	1 HOUR	(1) LAYER - 5/8" TYPE "X" DRYWALL, 2X6 WOOD STUD, (1) LAYER 1/2" PLYWOOD SHEATHING, (1) LAYER 5/8" TYPE "X" DRYWALL, PER TABLE 720.1(2) 14-1.3. SEE STRUCTURAL DWGS FOR SHEAR WALLS WITH 1/2" PLYWOOD ON BOTH SIDES OF STUDS. TYP. WALL SECTION 4/A402
3	0'-4 3/4"	VARIES	1 HOUR	MECHANICAL CHASE WALL: (1) LAYER-5/8" TYPE "X" DRYWALL, (1) LAYER-2X4 STUD, (1) LAYER-5/8" TYPE "X" DRYWALL, PER 720.1(2) 14-1.3. TYP. WALL SECTION 2/A403.
4	0'-4 1/8"	TO DECK	-	PLUMBING CHASE WALL: WALL TILE TO 48"; (1) 5/8" CEMENTIOUS BACKER BOARD, 2X4 WOOD STUD, SEE 10/A403

- FLOOR PLAN LEGEND**
- 1 HOUR RATED WOOD STUD WALL. PROTECTION OF BEARING WALLS PER TABLE 601, 1 HR RATED EXTERIOR WALLS PER TABLE 602
 - 1 HOUR RATED CMU EXTERIOR WALL. PER TABLE 602
 - NON RATED WOOD STUD PARTITION
 - DOOR NUMBER.
 - ROOM NAME AND NUMBER
 - GRID NOTATION
 - INTERIOR ELEVATION MARKER
 - FLOOR PLAN KEYNOTE
 - INTERIOR PARTITION TYPE. SEE SCHEDULE FOR RATINGS
 - PROPERTY LINE
 - F.E.C.
 - FIRE EXTINGUISHER CABINET. SEE 11/A804 FOR DETAIL
 - WINDOW TAG, FOR STOREFRONT ELEVATIONS ADJACENT TO DOORS. SEE DOOR TYPE ELEVATIONS

PROJECT

ALLIANCE COLLEGE-READY MIDDLE ACADEMY #8

113 S. Rowan Avenue
Los Angeles, CA 90063

Assessor I.D. Numbers:
5232-016-034
5232-016-007
5232-016-036
5232-016-008
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5232-016-010
5232-016-005
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Second Floor Plan

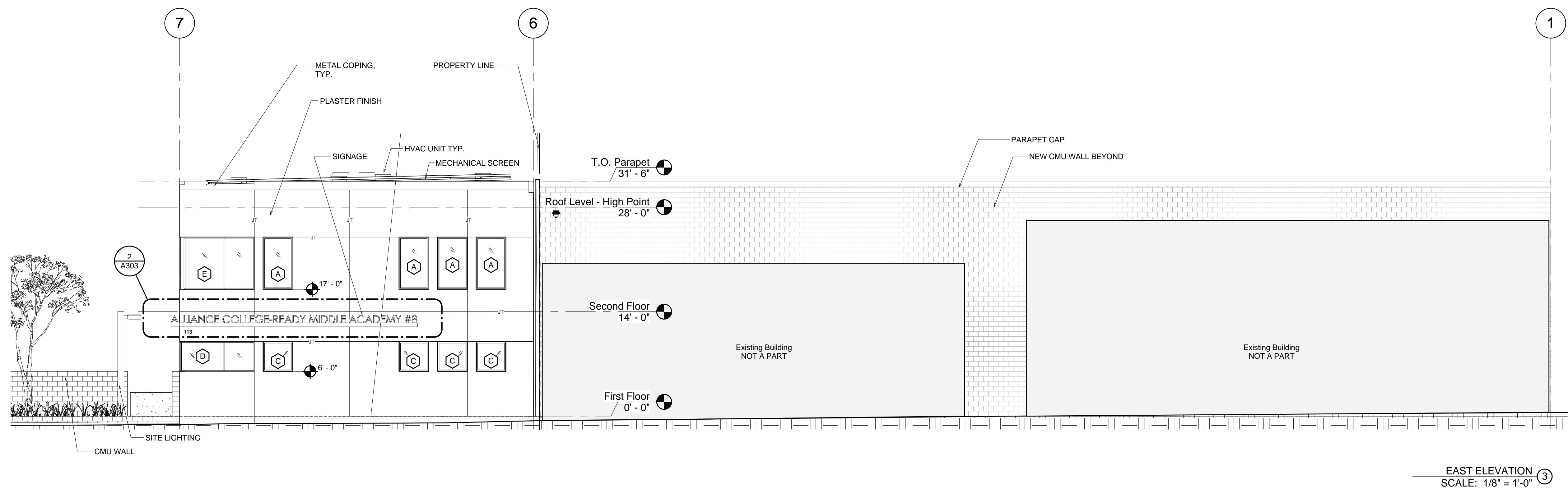
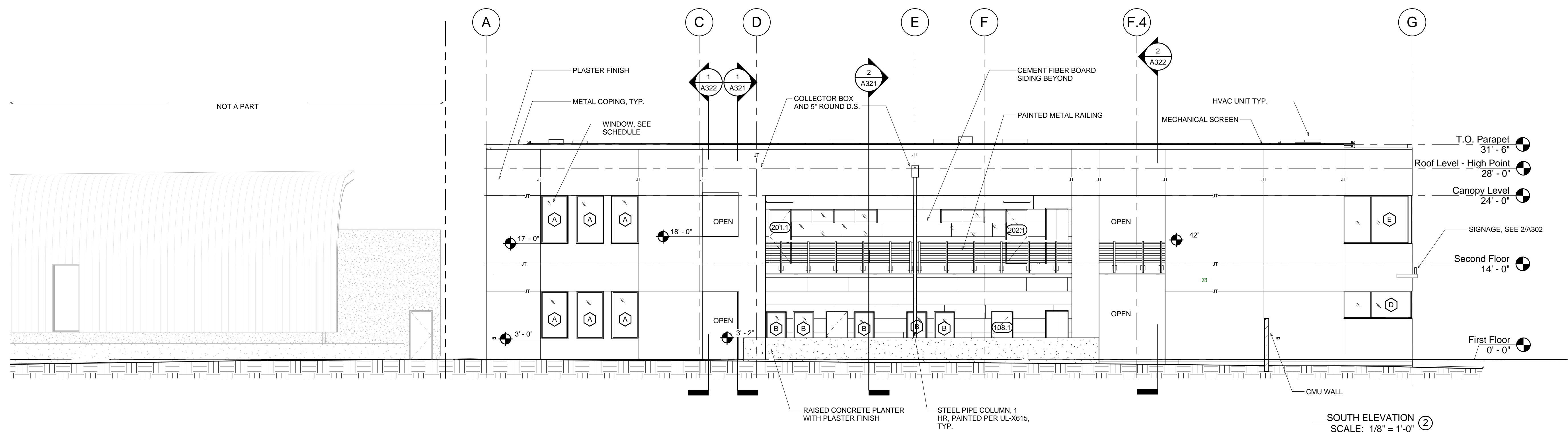
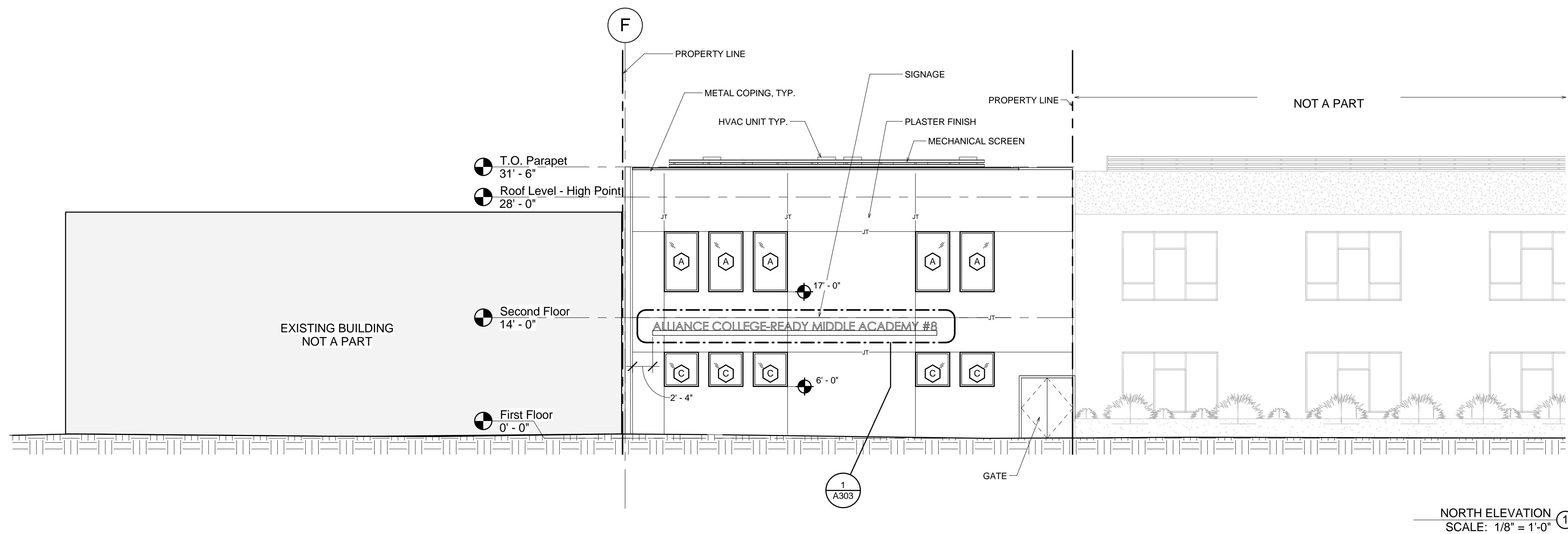
ISSUES

County Submittal	11/30/2011
Submittal Backcheck	02/14/2012
Submittal Backcheck	03/13/2012
Submittal Backcheck	05/03/2012

Job Number: 11-04.3

Description:
Second Floor Plan

A202



PROJECT

ALLIANCE MEDIA ARTS AND ENTERTAINMENT HIGH SCHOOL

ALLIANCE COLLEGE- READY MIDDLE ACADEMY #8

3640 East 1st Street
Los Angeles, CA 90063

Assessor I.D. Numbers:
5232-016-034
5232-016-045
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Exterior Elevations

ISSUES

Plan Check 09/30/2011

Director's Review 10/06/2011

Job Number: 11-04.3

Description:
Exterior Elevations

A301

Assessor I.D. Numbers:

5232-016-034
5232-016-007
5232-016-036
5232-016-008
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5232-016-005
5232-016-009

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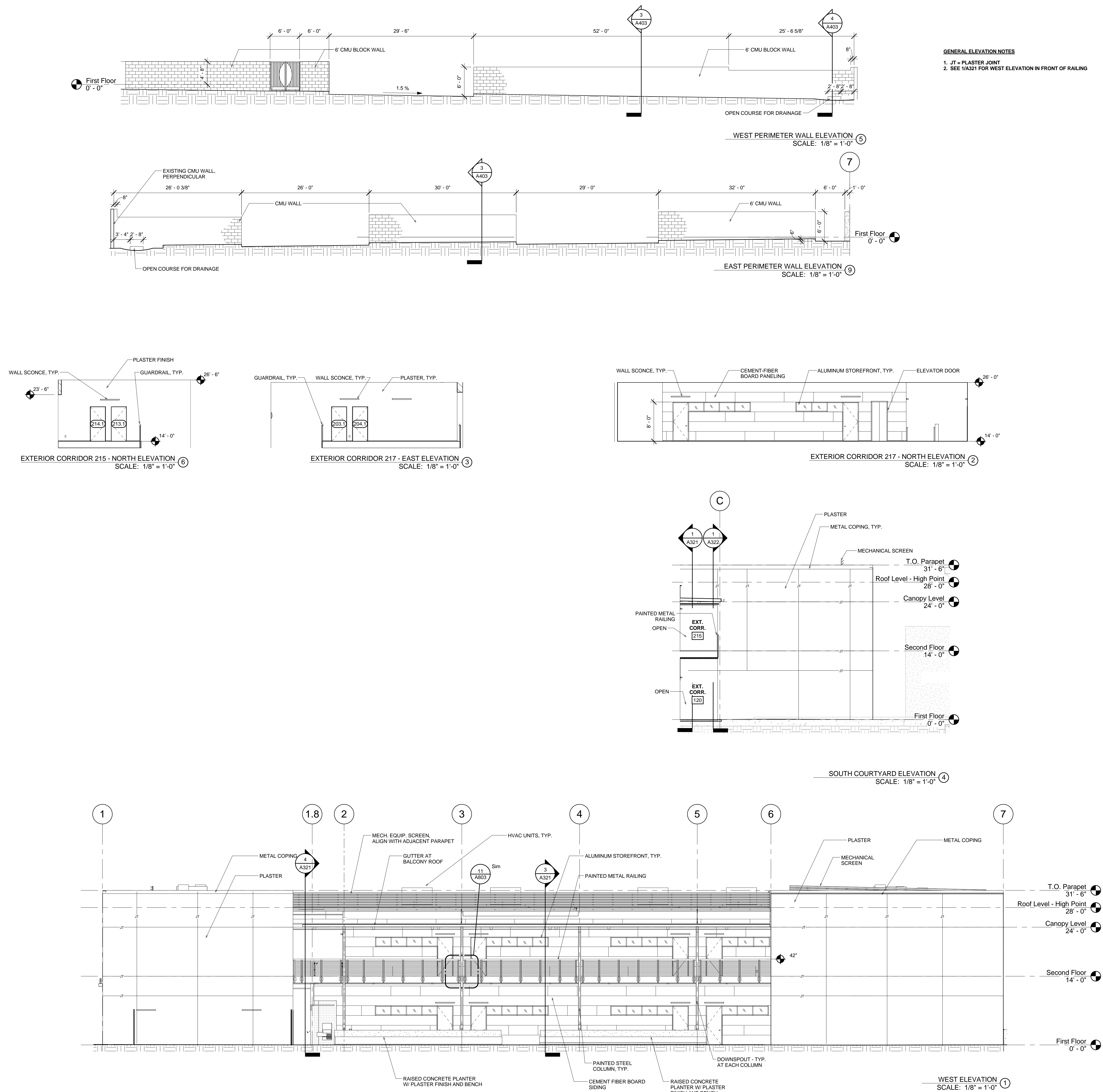
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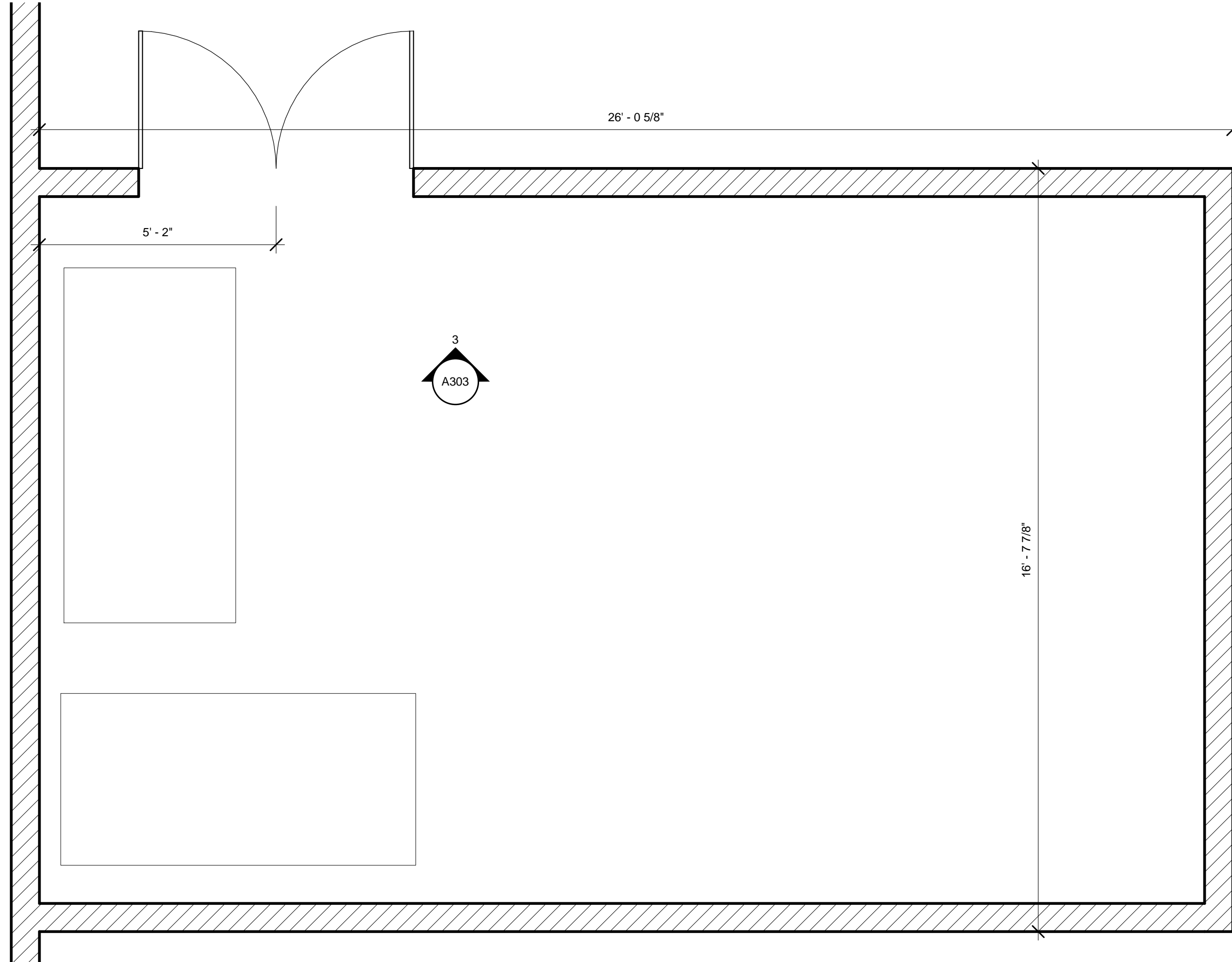
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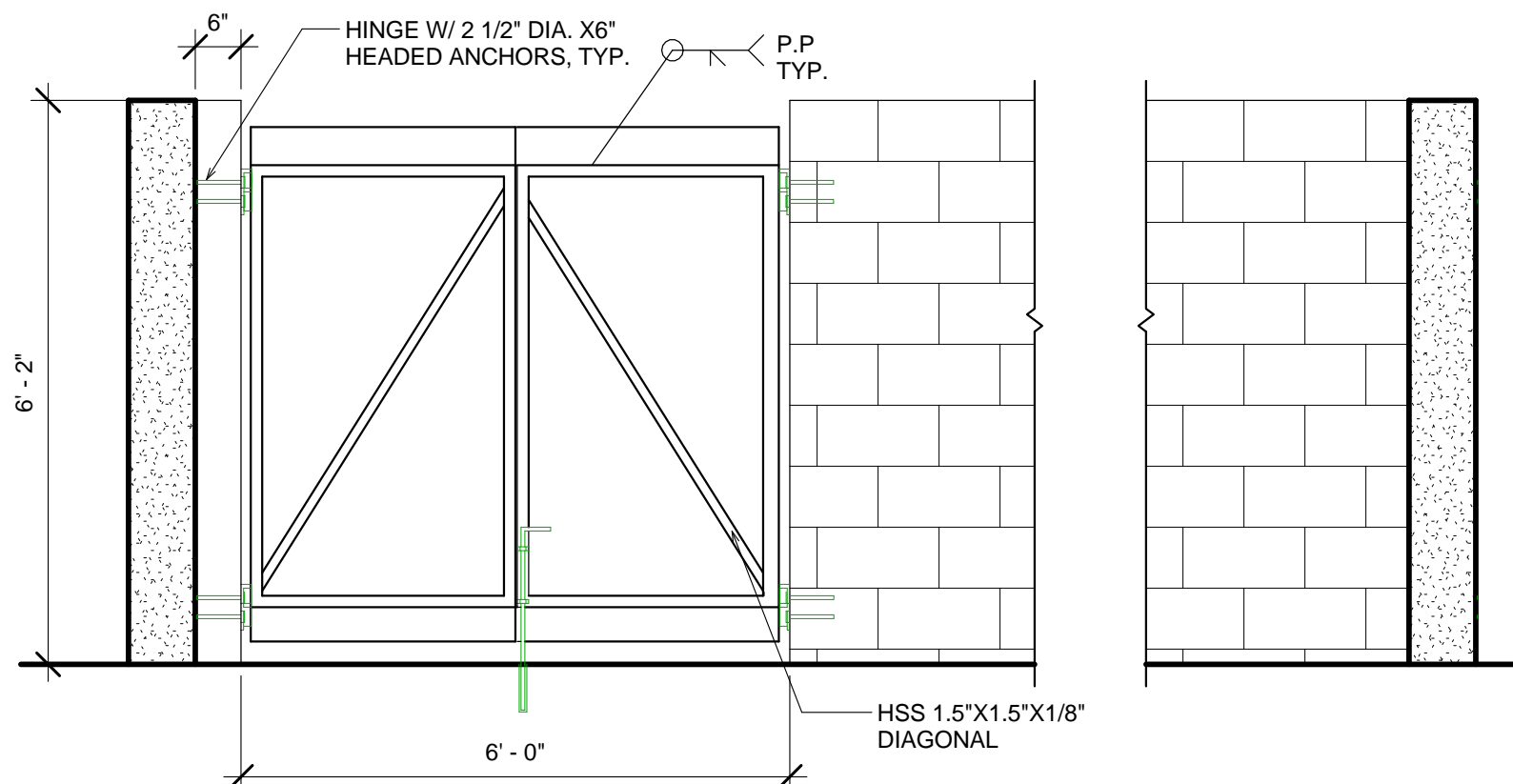
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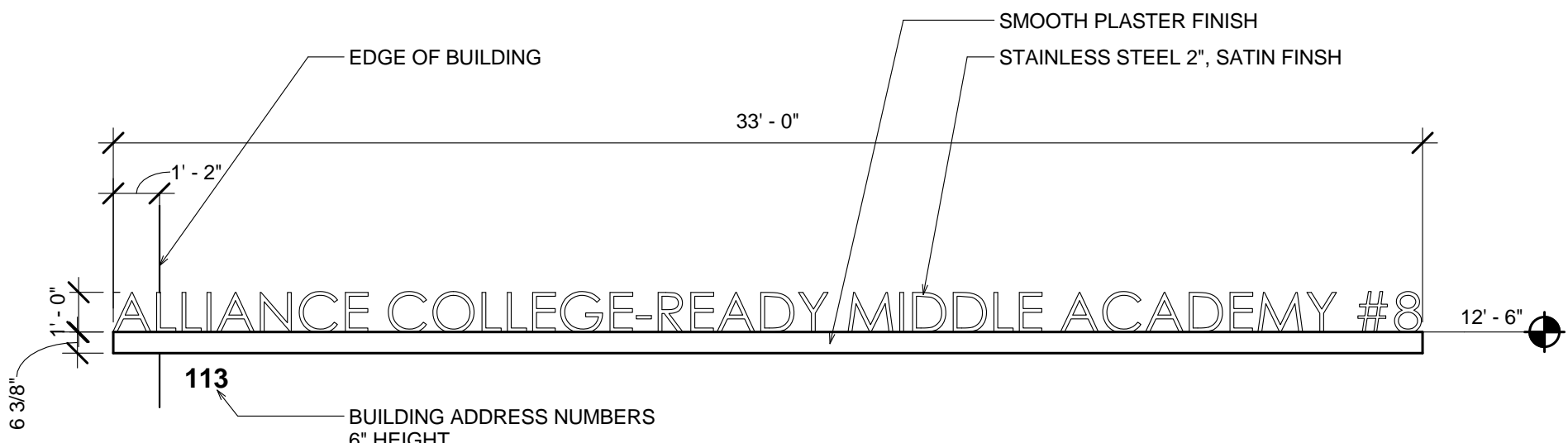




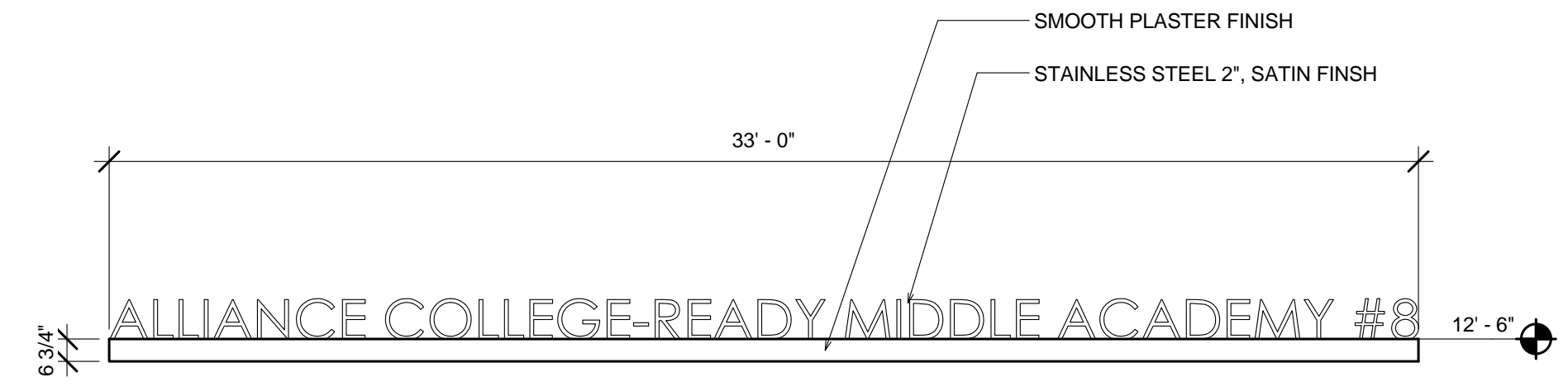
ENLARGED PLAN TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



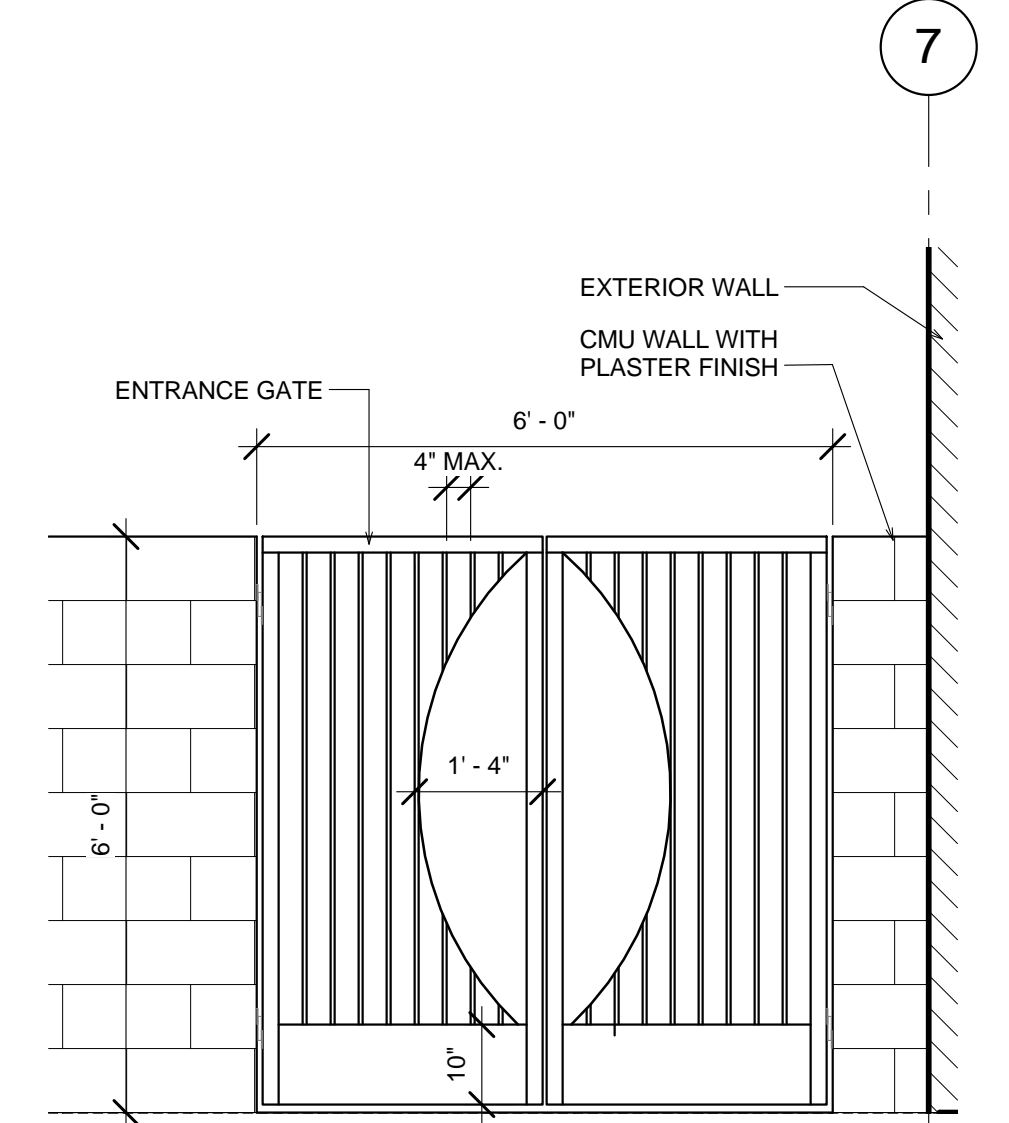
BACK GATE ELEVATION



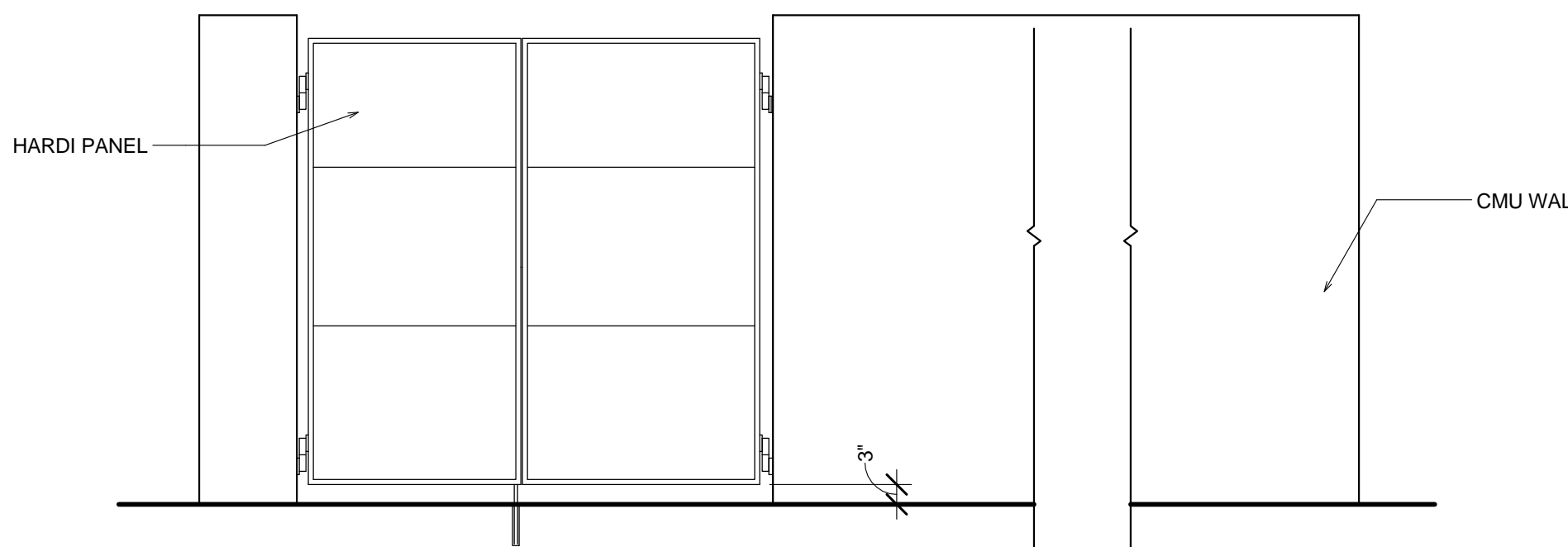
EAST SIGN DETAIL
SCALE: 1/4" = 1'-0"



NORTH SIGN DETAIL
SCALE: 1/4" = 1'-0"



GATE ELEVATION
SCALE: 1/2" = 1'-0"



FRONT GATE ELEVATION

TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

PROJECT

ALLIANCE
COLLEGE-READY
MIDDLE ACADEMY #8

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Exterior Elevations

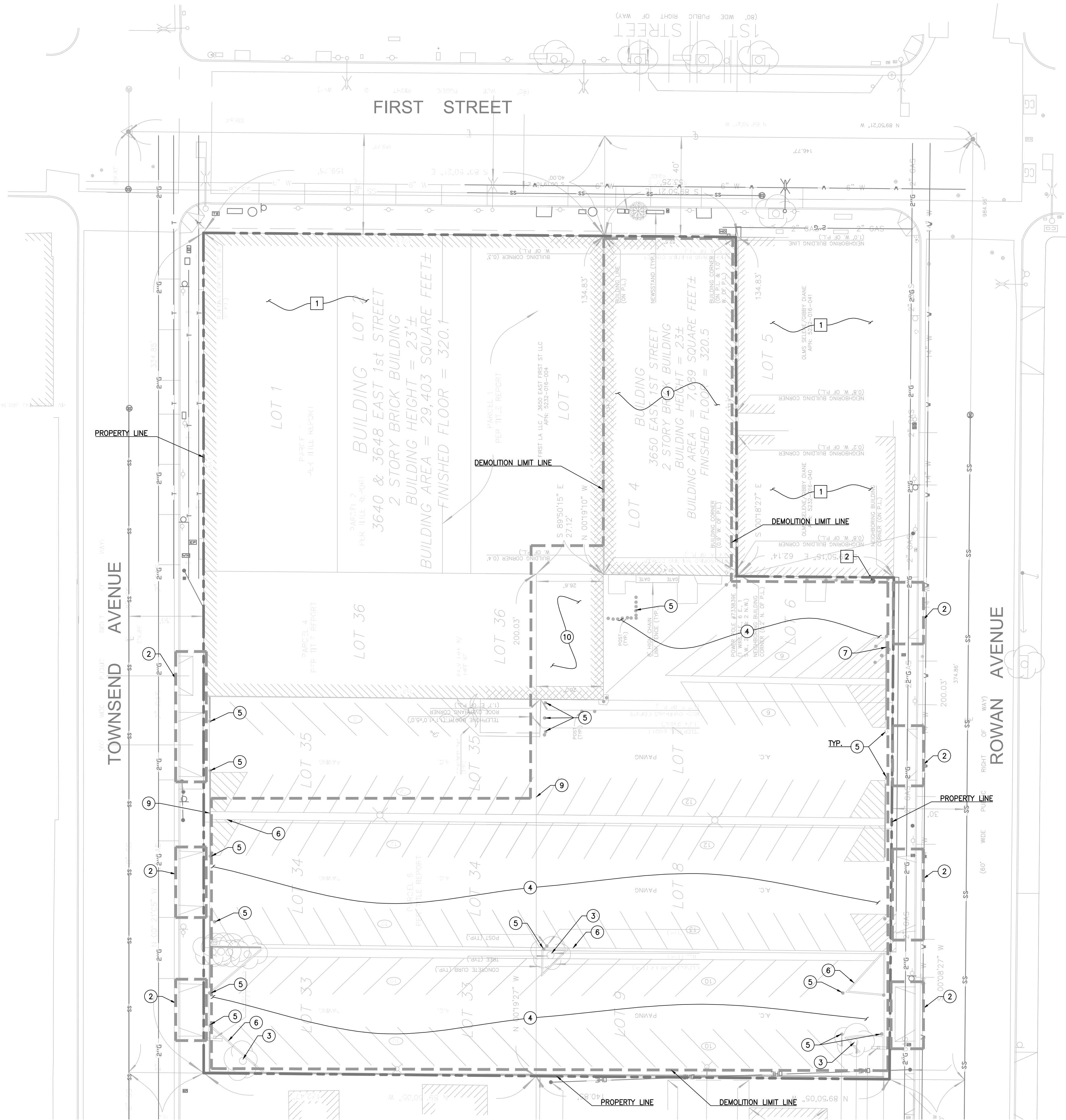
ISSUES

County Submittal	11/30/2011
Submittal Backcheck	02/14/2012
Submittal Backcheck	03/13/2012
Submittal Backcheck	05/03/2012

Job Number: 11-04.3

Description:
Exterior Elevations

A303



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES

PROTECT-IN-PLACE

- 1 EXISTING BUILDING
- 2 EXISTING POWER POLE

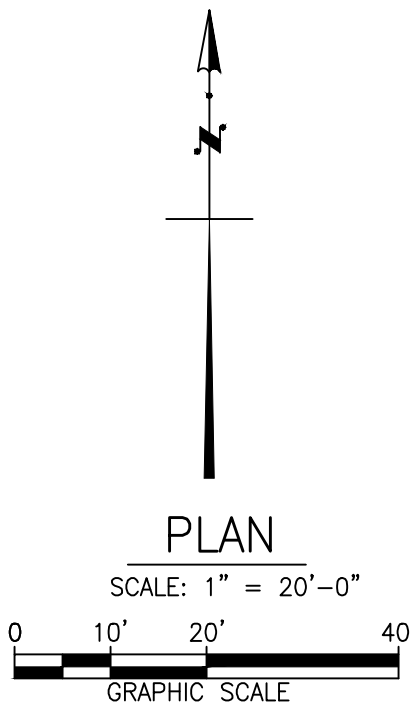
REMOVE & DEMOLISH

- 1 EXISTING BUILDING
- 2 OFFSITE IMPROVEMENTS PER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.
- 3 EXISTING TREE
- 4 EXISTING ASPHALT PAVEMENT
- 5 EXISTING POLE OR BOLLARD
- 6 EXISTING CONCRETE CURB
- 7 EXISTING FIRE DEPARTMENT CONNECTION. CONTRACTOR TO COORDINATE RELOCATION WITH THE FIRE DEPARTMENT
- 8 EXISTING WALL
- 9 EXISTING CHAIN LINK FENCE
- 10 SELECTIVE DEMOLITION OF BUILDING WITHIN DEMOLITION LIMIT LINE

DEMOLITION NOTES:

- DEMOLITION LIMIT LINE
- PROPERTY LINE

FOR REFERENCE ONLY. SEPARATE DEMOLITION PERMIT IS REQUIRED.



PROJECT

ALLIANCE
COLLEGE-READY
MIDDLE ACADEMY #8

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DEMOLITION PLAN

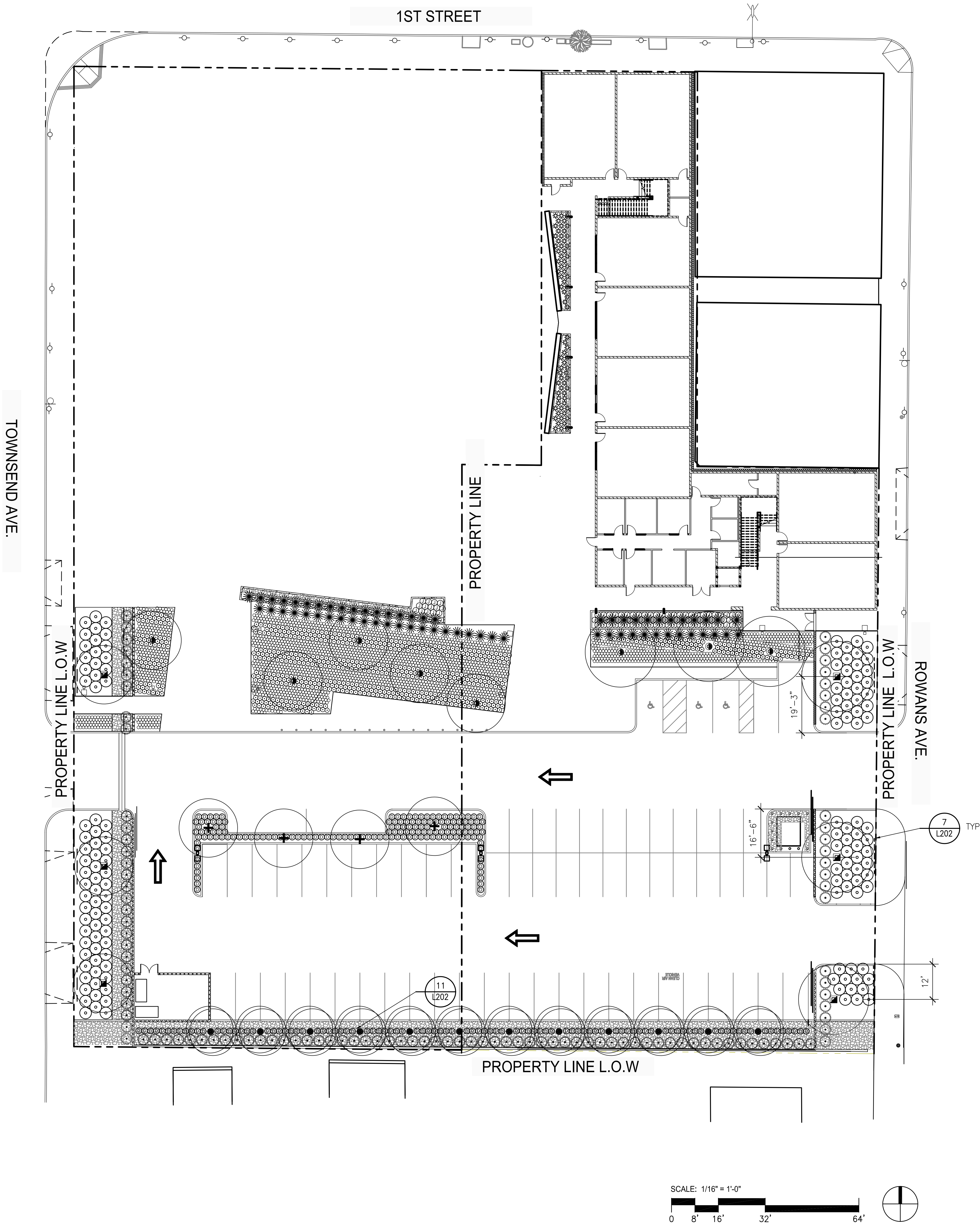
ISSUES

County Submittal	11/30/2011
County Resubmittal	01/04/2012
GMED Resubmittal	03/01/2012
Building Revisions	05/03/2012

Job Number: Project Number

Description:

DEMOLITION PLAN



TOTAL LANDSCAPE AREA: 12,903 SQ FT

TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	PLANT FACTOR	REMARKS	DETAIL REFER.
	TIPUANA TIPU "TIPU TREE"	24" BOX	4		STD.	2/L202
	TABEBUIA IPE "PINK TABEBUIA"	36" BOX	3	0.4	STD.	2/L202
	PODOCARPUS GRACILIOR "TREE FERN"	15 GAL	101	0.4	REQUIRED SCREEN	KEEP NURSERY STAKE
	QUERCUS AGRIFOLIA "COAST LIVE OAK"	24" BOX	3	0.3	STD.	2/L202

SHRUB, VINE, & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	PLNT FACT	REMARKS	DETAIL REFER.
	CEONOTHUS YANKEE POINT 'CEANOTHUS GRISEUS HORIZONTALIS YANKEE POINT'	5 GAL	67	0.3		1,4,5/L202
	LARGE CAPE RUSH 'CHONDROPETALUM ELEPAHNTINUM'	5 GAL	25	0.3		5/L202
	CALIFORNIA GREY RUSH 'JUNCUS PATENS'	1 GAL	66	0.3		5/L202
	BIG MUHLY 'MULENBERGIA LINDHEIMERI'	1 GAL	73	0.3		1,4,5/L202
	SCENECEO 'SCENECEO MANDRALISCAE'	1 GAL	454	0.1		1,4,5/L202
	PHORMIUM JACK SPRATT PHORMIUM TENAX 'JACK SPRATT'	1 GAL	156	0.3		1,5/L202
	RIVER ROCK (MEXICAN BLACK COBBLE)	2-3"	486 SF.			10/L202
	AFRICAN IRIS DIETES 'NOLA ALBA'	1 GAL	295			1,4,5/L202

PLANTING NOTES:

- A. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
- B. ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT CONTROL BARRIERS INSTALLED AT TIME OF PLANTING. UNLESS OTHERWISE SPECIFIED, A 12" LONG X 18" DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
- C. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN PER DETAIL, UNLESS OTHERWISE NOTED.
- D. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
- E. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL. AREAS PLANTED WITH FLATTED MATERIAL ARE TO HAVE A 2" LAYER OF MULCH.
- F. SEE DETAIL FOR PLACEMENT OF SHRUBS IN IRREGULARLY SHAPED PLANTING AREAS.
- G. WHERE GROUNDCOVER IS SHOWN ON PLANS: GROUNDCOVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER IN SHRUB/TREE WATERING BASINS.
- H. SUBMIT SOIL SAMPLE TO A CERTIFIED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS, PER STATE REGULATIONS.
- I. STREET TREES WILL BE MAINTAINED BY COUNTY OF LOS ANGELES AFTER 90 DAY MAINTENANCE PERIOD.
- J. TREE CANOPY'S ARE SHOWN AT FULL MATURITY, (GIVEN PLANTING CONDITION). ALL TREES CANOPIES SHALL BE MAINTAINED TO NOT ENCROACH INTO THE PUBLIC RIGHT OF WAY.
- K. STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER PER APPROVED STREET IMPROVEMENT PLANS.
- L. ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

PROJECT

ALLIANCE COLLEGE-
READY MIDDLE
ACADEMY #8

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ISSUES

County Submittal	11/30/2011
County Re-Submittal	03/07/2012
County Re-Submittal	06/04/2012

Job Number: 111051.00

Description:

LANDSCAPE PLAN

LS1201050001

SHEET 6 OF 7

L201

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August 15, 2012

Honorable Curt Pedersen, Chair
and County of Los Angeles Regional Planning Commissioners
320 West Temple Street
Los Angeles, CA 90012

Subject: Pacific Charter School Development 1
3650 E. First Street, Los Angeles
Project R2011-01275
August 29th Agenda
Historic First Street Store

Dear Chair Pedersen and Honorable Commissioners:

On behalf of the Save the First Street Store Building Coalition, muralists and fine artists Don Juan/Johnny D. González and David Botello, and appellant Ofelia Esparza, I request that this Commission require the preparation of an environmental impact report (EIR) before considering approval of the Charter School project that contemplates demolition of the artistically, aesthetically, culturally, and historically significant First Street Store in East Los Angeles.

By way of introduction, my law practice is focused on public interest law and in particular the application of CEQA to historic resources statewide. Among the published environmental decisions of this office are *Friends of Sierra Madre v. City of Sierra Madre*, at the California Supreme Court, and *Lincoln Place Tenants Association v. City of Los Angeles*, *League for Protection v. City of Oakland*, *Stanislaus Natural Heritage Project v. County of Stanislaus*, *The Pocket Protectors v. City of Sacramento*, *Architectural Heritage Association v. County of Monterey*, *Preservation Action Council v. City of San Jose*, *Galante Vineyards v. Monterey Peninsula Water Management District*, and *Sierra Club v. County of Sonoma*, at the California Court of Appeal.

The Pacific Charter School project proposes the demolition of one commercial building and the demolition of a corner of the First Street Store, while condition 19b anticipates demolition of the entire Store. Expert fact-based analysis that has now been submitted by scholars and architectural historians and concerned community

residents documents the cultural, aesthetic, architectural, and historic importance of the First Street Store. There is expert evidence of historic status as well as of the potential significant degradation of “the existing visual character” of the unique Store, regardless of historic status. (CEQA Guidelines, Appendix G, § I , subd. (c).)

The feasibility of adaptive reuse of the Store cannot be predetermined but requires an objective EIR process because there is substantial evidence in the record that proposed mitigations *may* not reduce aesthetic or historic impacts to a level of insignificance. The current level of environmental review analysis has unlawfully segmented and piecemealed analysis of the impacts of the school construction and the proposed demolition and substantial alteration of the Store and its significant architecture and renowned art. An EIR process must analyze project impacts and identify feasible mitigation measures and alternatives.

This is not a close call on the record before you. There is a fact-based dispute among experts that triggers EIR review under the cases listed above that implement the Public Resources Code and CEQA Guideline sections 15064 and 15064.5.

I urge the Commission to comply with the protective mandates of state law and grant this appeal. Thank you very much for your consideration.

Sincerely,



Susan Brandt-Hawley

cc: Richard Bruckner, Director, Department of Regional Planning
Gloria Molina, Supervisor First District
Mark Herwick, AICP, Supervising Regional Planner
Alice W. Wong, Senior Regional Planning Assistant
Marcello Vavala, Preservation Associate, Los Angeles Conservancy
Eric Bjorgum, Karish & Bjorgum, PC
Isabel Rojas-Williams, Executive Director, Mural Conservancy
Irma Beserra Núñez, Spokesperson for The First Street Store Artists
Don Juan aka Johnny D. González, Muralist and Fine Artist
David Botello, Muralist and Fine Artist
Ofelia Esparza, Muralist and Fine Artist
Manuel Huerta, Survey Director, Eastside Heritage Consortium